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ISSUES

INTRODUCTION

Zoning provisions currently in effect for San Francisco's neighborhood commercial districts are the results of studies made by the Department of City Planning during the late 1950's and went into effect in 1960. The 1960 zoning ordinance is a traditional one, identifying and describing district boundaries according to prevalent uses and describes permitted activities primarily in terms of categories of uses.

During the last 20 years land use patterns have shifted somewhat and the amount of land needed for various activities has changed as a result of both local and outside economic trends. Changes in local population, retailing techniques and other economic and social factors have altered the character of many of the city's neighborhood shopping districts. These changes in land use and demand indicate that a re-examination and update of zoning provisions is now appropriate.

The passage of time and changes in land use during that time alone would warrant re-examination of the Code, but the urgency of the task is underscored by public pressures resulting in Board of Supervisors' moratoria, proposed zoning reclassifications, creation of new Conditional Use categories, and public appeals of individual projects Review and to the Board of Permit Appeals for additional review.



BACKGROUND

Most of San Francisco's neighborhood commercial districts were initially laid out along street car lines and transportation corridors long before the private automobile came into widespread use and parking spaces were neither necessary nor provided. These linear or "strip" commercial districts catered primarily to the frequent needs of local residents. In many cases the ground floor storefronts have upper story residential flats and apartments.

In recent years, the potential trade area of some of these formerly local districts have broadened considerably, primarily as a result of increased automobile usage and improved public transit. This phenomenon in combination with changes in customer spending patterns has created new business opportunities and many districts are experiencing rapid economic growth.

The most dramatic increase in neighborhood commercial activity has been in eating and drinking establishments and boutiques and shops catering to a citywide, and in some cases, regional clientele. In addition, there has been a proliferation of branch banks, savings and loan and other business, medical and professional offices.

These new establishments often stimulate economic revitalization throughout the district. Storefronts are renovated and increased business activity is shared by all merchants. In some cases, however, expansion has been too rapid and disorganized,

causing both merchants and nearby residents to complain that their district is losing its neighborhood orientation and suffering from growing pains. The most commonly cited problems include increased noise and congestion caused by high concentrations of bars and restaurants, parking shortages, and a loss of neighborhood-oriented goods and services, presumably a result of inflated property values and rents.

Evidence of local concern about neighborhood community issues emerged during the Residential Zoning Study which was undertaken by the Department of City Planning beginning in 1974. The issues raised by neighborhood interest groups were recognized in this forum but not entirely resolved because the scope of the study was primarily limited to residential land use.

The one issue which was addressed in the Residential Zoning Study is residential use in neighborhood commercial districts. As noted earlier, many of the city's neighborhood commercial buildings were constructed with commercial use on the ground floor and residential units on the upper floors. Many commercial districts experiencing rapid growth in retail activity have also witnessed increased demand for upper story commercial space. In most cases conversions on upper stories have been from residential to office use rather than retail space. Groups seeking to preserve the supply of residential dwelling units and to limit commercial expansion requested zoning changes in certain neighborhoods which would make all commercial retail and office uses above the ground floor subject to Conditional Use authorization by the City Planning Commission.

This R/C zoning was adopted and put into effect on 24th Street in Noe Valley in November 1978. R/C zoning was also initiated by the Board of Supervisors and put into effect on an interim basis, although not finally adopted, in September 1978 for Sacramento, Haight, Castro, Upper Market, Valencia and 24th Street/Mission District.

Other public actions also indicate the timeliness of a comprehensive citywide neighborhood commercial zoning study. The Board of Supervisors have forwarded requests to the Department of City Planning to make financial offices and quick-stop establishments permitted only as Conditional Uses.

At the request of Union Street neighborhood residents and businessmen, the Board of Supervisors enacted a moratorium on the approval of permits for the establishment of bars, restaurants, places of entertainment, dance halls, and discotheques pending the outcome of a Department of City Planning study to determine whether a special use district should be established for Union Street between Van Ness and Steiner Streets and Fillmore Street between Union and Lombard Streets. As a result of the study recommendations, the City Planning Commission initiated a Union Street Special Use District in April 1979.

Similar moratoria have been enacted on 24th Street in Noe Valley and requested for Castro and Upper Fillmore Streets. A special use district restricting ground floor and upper story uses as well as hours of operation for Sacramento Street has been

initiated by the Board of Supervisors and neighborhood groups have submitted a proposal for a special use district on Castro Street.

The Department of City Planning has developed a comprehensive work program to examine current planning issues and neighborhood concerns in neighborhood commercial districts. The remainder of this chapter details the issues, goals, objectives and assumptions for the study.



ISSUES

A number of complex issues face San Francisco's many and diverse neighborhood commercial districts. Some areas are experiencing rapid economic revitalization accompanied by shifts in the mix of goods and services, increased levels of activity and pedestrian and auto congestion. In some cases there has been a shift in clientele and new lifestyles are emerging, often increasing nighttime activity. Competition for commercial space has inflated property values and rents, sometimes displacing smaller local-serving businesses and skewing the distribution of goods and services toward citywide or regional interests.

Other districts are more stable and have less severe problems while still other districts suffer from reduced economic vitality. These districts may have many vacant storefronts and need public improvements and public and private investment in economic development.

Specific issues to be considered in this study include the following:

- . What are the principal categories of neighborhood commercial districts and their functional characteristics?

The Planning Code currently differentiates only two major categories of neighborhood commercial districts, C-1 and C-2. Can this

limited number of districts adequately address the need to guide the size, scale and density of commercial activities in different areas of the city, or consider unique functional and design characteristics which may exist within basic types of districts? Variations in local topography, demography or transit accessibility may suggest different land use regulations than those contained in existing code requirements.

- . What is the typical mix of goods and services in each type of district? Are different concentrations or "density levels" of special uses appropriate in different districts?

The Planning Code currently either permits, conditionally permits, or does not permit specific uses in neighborhood commercial districts. Many uses can be evaluated for suitability in a commercial district solely according to the nature of their business and the design and manner of their operation.

However, many uses which do not cause problems when they exist in small numbers in a neighborhood commercial district can seriously disrupt a district if they become too numerous or displace marginal but nevertheless important local services.

The need for a mechanism to maintain a balanced mix of goods and services is considered one of the most important concerns of the study.

. How should potentially troublesome commercial uses be dealt with?

Numerous requests have been received from neighborhood groups to develop standards to regulate design and operational aspects of individual establishments such as bars, restaurants, fast food, financial offices, automotive and drive-in establishments, offices, hotels, bath houses and hot tubs. Also needed is a mechanism to protect districts from over-concentrations of groups of these uses.

. How can nuisances resulting from incompatible activities at borders between residential and commercial districts be reduced?

Residential groups are concerned about traffic, parking, noise, and other congestion spilling over into their neighborhoods from adjacent commercial districts. In addition, dwelling units within commercial districts must be protected from nuisance aspects of adjacent commercial uses, particularly during the late evening hours.

. What are appropriate uses for upper story units in neighborhood commercial districts?

Groups concerned about the city's limited housing supply feel it is important to preserve housing units on upper stories in commercial districts. Businesspeople agree that the presence of residential units contributes to the character and vitality of a commercial district. However, they also contend that in most districts a continuity of retail frontage should be retained at the ground floor to ensure pedestrian interest. In these districts office uses which do not require display windows may be appropriately located on the second floor. Differences in scale, function, topography, parking reservoir and other factors may indicate different standards for upper story uses in different districts.

Current Planning Code provisions for RC districts have been criticized because they do not differentiate between second and higher levels and because all upper story commercial and office uses must be decided as an individual conditional use case. It has been suggested that certain uses could be prohibited altogether and others permitted without special review by the City Planning Commission.

. How should problems of transportation, circulation, parking, and loading in growing commercial districts be handled?

Some of the most serious negative side effects of neighborhood commercial revitalization are traffic and parking congestion. Most districts were developed before widespread use of the automobile and do

not have adequate circulation, parking and loading space for today's customers, businessmen and residents. Zoning changes will do little to alleviate existing problems but could help limit intensification of congestion levels in the future.

. How should issues of architectural esthetics, visual clutter, landscaping and open space be dealt with?

The Department of City Planning has published guidelines for siting, design, and landscaping of financial offices, fast food establishments and parking lots. Many neighborhood groups feel these should be elaborated, applied to other uses and formally incorporated into the Planning Code. Some districts, while not qualifying for status as historic landmark districts, have a certain esthetic quality which could be stabilized or enhanced by design guidelines. Sign Ordinance dimension requirements have been criticized as too permissive. Landscaping and open space standards should be re-examined, particularly for residential units in commercial districts.

. What should be the procedures for handling neighborhood commercial zoning matters in the Planning Code?

The appropriateness of many uses in neighborhood commercial districts often depends on unique circumstances particular to the individual case. Some of these uses are permitted only as a conditional use, subject to

close scrutiny by Department staff, local review and public hearing before the City Planning Commission. However, this is a lengthy process involving numerous hours of staff, commission, and citizen participation as well as costly delays and uncertainty for the applicant. The need for individual review and public hearing of some projects may be reduced if specific conditions and standards could be incorporated directly into the Planning Code.



GOALS

Land use regulations today are expected to do more than delineate district boundaries and categorize permitted types of uses. Traditional zoning has been criticized as too inflexible to permit adequate consideration of staging, design, site variations, especially with regard to large-scale and mixed use developments. In addition land use regulations are now expected somehow to meet wider public objectives such as government and fiscal responsibility, economic efficiency, environmental concerns, and social equity.

This Neighborhood Commercial Conservation and Development Study will attempt to consider neighborhood commercial districts in a comprehensive manner, recognizing the full range of issues and problems. However, the primary focus of the study will be limited to zoning considerations. The two goals of the study are:

1. Implement Comprehensive Plan objectives and policies, especially those regarding neighborhood commercial districts. Excerpts from the Commerce and Industry Element of the Comprehensive Plan are presented below.
2. Update and clarify existing Planning Code sections relating to neighborhood commercial districts, making changes only where necessary and simplifying wherever possible.

EXCERPTS FROM THE COMMERCE AND INDUSTRY ELEMENT OF THE COMPREHENSIVE PLAN

Maintain and strengthen viable neighborhood commercial districts readily accessible to city residents.

Policy 1

Promote the multiple use of neighborhood commercial areas with priority given to neighborhood-serving retail and service activity. Essential goods and services should be within a convenient distance and readily accessible to all city residents. Encourage a variety of goods and services in each commercial district. Maintain an adequate supply of space for small neighborhood-oriented business establishments. Community activities, including recreational, civic and cultural functions, as well as housing should be encouraged in neighborhood shopping districts when they do not threaten the essential commercial viability of the district by occupying space which would otherwise be devoted to neighborhood serving commercial activity.

Policy 2

Promote neighborhood commercial revitalization.

Policy 3

Protect environmental quality in neighborhood commercial areas. Promote physical design which enhances business climate. Encourage continuous building facades with retail or service activity on

the ground floor. Discourage open parking lots, blank building walls, driveways, vacant lots or massive developments of any form. Encourage professional offices which do not require ground floor window display to locate upstairs, maintaining a balance with residential units. Prohibit over-concentration of any commercial use which tends to restrict space available for necessary goods and services. Protect surrounding residential areas from negative spillover effects of noise and traffic and parking congestion.

Policy 4

Maintain a presumption against the establishment of major new commercial development except in conjunction with adequately supportive residential development and public/private transportation capacity.

Policy 5

Encourage community-based economic development.

PROGRAM OBJECTIVE

The specific objective of this study is to (1) revise the basic citywide neighborhood commercial zoning framework to more clearly differentiate between principal categories of neighborhood commercial districts and (2) add a Neighborhood Conditional Use Table which would allow individually tailored controls to be applied to certain uses which are potentially troublesome in certain neighborhoods.

ASSUMPTIONS

1. Because zoning guides land use by limiting and restricting types of permitted uses and the manner in which they are designed and operated, zoning by itself can do little to directly stimulate economic development or encourage particular uses to locate in a given area.

However zoning controls must be compatible with other programmatic efforts to achieve economically vital neighborhood commercial districts which provide essential goods and services to local residents in an atmosphere of convenience and safety.

2. Major land use patterns in the city are essentially set. There is not a need in the developed areas of the city to create new commercial zones nor to eliminate commercial zones.
3. Commercial districts undergo a constant process of change as businesses flourish or fail, as consumer tastes change, and as business methods vary. It is therefore important that Planning Code provisions be designed with enough flexibility to accommodate changes in economics, land use, and other aspects of neighborhood commercial activity without continual revision and adjustment.
4. It is important to recognize and plan for unexpected but inevitable new factors such as the recent energy crisis and property value inflation which may affect neighborhood commercial activity.

ALTERNATIVE ZONING APPROACHES

EXISTING NEIGHBORHOOD COMMERCIAL ZONING

Zoning districts currently in effect in San Francisco's neighborhood commercial districts are summarized below. Complete text provisions may be found in the City Planning Code.

C-1 Neighborhood Shopping Districts

These districts are intended for the supplying of retail goods and personal services at convenient locations to meet the frequent and recurring needs of nearby residents. (See Planning Code SEC. 201.1.)

C-2 Community Business Districts

These districts serve several functions: convenience goods and services in residential areas, comparison shopping goods on a general or specialized basis to citywide or regional markets, complementing downtown trade. The extent varies from small clusters to larger concentrations, including shopping centers and strip developments on major thoroughfares, in each case the character and intensity of commercial development are intended to be consistent with the character of other uses in the adjacent areas. (See Planning Code SEC. 210.2.)

RC Residential-Commercial Combined Districts.

These districts are sub-divided into four types of residential-commercial combined districts. (See Planning Code SEC. 206.3.)

RC-1 Low Density Districts

These districts provide for a mixture of low density dwellings with certain commercial uses of a very limited nature. The commercial uses are those permitted in C-1 districts, located in or below the ground story only and designed primarily for walk-in trade to meet the frequent and recurring needs of nearby residents. Automobile-oriented establishments are excluded.

RC-2 Moderate Density Districts

These districts provide for a mixture of moderate-density dwellings with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, excluding automobile-oriented establishments.

RC-3 Medium Density Districts

These districts provide for a mixture of medium density dwellings with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, excluding automobile-oriented establishments.

RC-4 High Density Districts

These districts provide for a mixture of high density dwellings with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, excluding automobile-oriented establishments.

ALTERNATIVE APPROACHES

Evidence of the inability of existing zoning provisions to respond to the needs of today's shopping areas is demonstrated by requests for additional conditional use requirements, increasing applications from local merchants and residents for reclassification to RC zoning, moratoriums on permits for potentially troublesome uses, special use districts, and Discretionary Review of individual permits.

Each of these approaches has certain advantages but individually each is inadequate. RC zoning addresses only the upper story aspect of neighborhood commercial land use and ignores ground floor issues except to prohibit drive-in establishments. Moratoriums are too rigid and inflexible to allow orderly and positive development, and offer temporary relief at best. Individual special use districts may provide the best individual answer for any given isolated district, but viewed from a comprehensive citywide perspective would be confusing and difficult and expensive to administer. Numerous ad hoc requests for Discretionary Review generate heavy Commission and staff workloads and fail to provide predictability necessary for orderly economic growth and residential stability.

SPECIAL USE DISTRICTS

In April 1979, the City Planning Commission initiated the Union Street Special Use District, establishing in addition to existing C-2 controls, a set of special controls to regulate the size, density and other design and operational aspects of bars, restaurants, fast food establishments, places of entertainment, financial institutions, hotels, upper story uses, and other retail, commercial and office uses.

The Union Street Special Use District imposes a system of quotas which establishes the maximum number of bars, restaurants, fast food establishments, and financial institutions permitted without special review by the City Planning Commission. Applications to establish a business in one of those categories over and above the quota may apply to the City Planning Commission for conditional use approval. In addition, these and other retail and personal service establishments are permitted when they do not exceed certain floor area and street frontage thresholds and are subject to conditional use approval when they do..

Certain potentially troublesome uses, such as places of entertainment, parking lots, hotels, and parking garages are not permitted as a principal use but may be the subject of a conditional use application.

Upper story activity is not restricted by type of use but the floor area of retail, commercial and office uses is restricted.

A proposal for a Castro Street Special Use District, developed by local merchants and residents, is similar in concept and objective but has different format and detail.

In October 1978, the Board of Supervisors initiated the Sacramento Street Special Use District which imposes an absolute prohibition on certain uses.

All of the issues addressed by the other approaches described above can be incorporated into special use district controls. The advantage of the special use district is that controls can be specially tailored to the individual needs of the subject district.

LONG RANGE RECOMMENDATIONS

It is recommended that a combination of two approaches be developed to accomplish the goals of the Neighborhood Commercial Conservation and Development Study. This recommendation involves the following two major steps.

1. Revise and expand the number of basic neighborhood commercial zoning districts.
2. Add a Neighborhood Commercial Conditional Use Table which would allow individually tailored controls to be applied to certain uses which are particularly troublesome in certain neighborhoods.

Revise and Expand the Number of Basic Neighborhood Commercial Districts.

It is recommended that the basic number of neighborhood commercial districts be expanded to recognize differences between large scale shopping centers, linear commercial districts on thoroughfares, intermediate commercial districts serving sub-areas of the city, and small shopping areas serving an immediate locality.

To the extent that the districts within each category share common goals and characteristics, zoning provisions should be updated and expanded to address these needs. Issues to be considered include scale and density of development, permitted uses, upper story development, outdoor activity, and automobile-oriented uses. These and other related issues are described in detail in the first chapter of this report.

Add a Neighborhood Commercial Conditional Use Table

Because some of San Francisco's neighborhood commercial districts have unique problems with particular uses and require more specialized controls, relying solely on broad district classifications is not adequate.

It is recommended that for these districts potential problems be permitted only as conditional uses and subject to individualized controls summarized in a Conditional Use Table. Conditions for approval of individual applications would be developed according to criteria set forth in guidelines for each district which would accompany

the use table. Possible amendments simplifying the conditional use process will also be considered in the second phase of the study.

The types of uses to be considered for incorporation in a Neighborhood Commercial Conditional Use Table include upper story uses, financial offices, bars, restaurants, fast foods, off-sale liquor, places of entertainment, dance halls, cabarets, hotels, and bath houses.

Not all districts would necessarily need conditional use controls for the same use; regulations could be selectively applied only to districts needing control in a particular area.

This approach would relieve the need for a confusing array of unique controls for Special Use Districts, RC zoning, and moratoria because a separate use category and range of controls could be developed for each of the issues raised by these approaches.

RECOMMENDATIONS FOR INTERIM CONTROLS

The zoning issues facing San Francisco's neighborhood commercial districts today are numerous and complex, requiring careful and thorough analysis before final recommendations for Planning Code amendments can be developed. At this stage of the study, ten highly sensitive neighborhood commercial districts, identified by actions of the Board of Supervisors, have been analyzed. It is proposed that interim controls for these districts be initiated to

(1) provide immediate relief from pressing trends in these districts, and (2) to provide a data base to use in evaluating the feasibility and effectiveness of the recommended approach during the remaining phases of the study.

The ten streets included in the proposed interim controls are:

1. Union Street
2. Sacramento Street
3. Upper Fillmore Street
4. Haight Street
5. Castro Street
6. Upper Market Street West (Castro to Church)
7. Upper Market Street East (Church to Central Skyway)
8. 24th Street (Noe Valley)
9. 24th Street (Mission)
10. Valencia Street

Detailed map and text descriptions of the districts' boundaries are presented at the end of this report. These streets were selected because they are currently the subject of proposals for RC zoning, moratoria, and/or Special Use Districts. Additional streets will be considered for incorporation during the remaining course of the study.

ANALYSIS OF TEN DISTRICTS: FINDINGS AND CONCLUSIONS

Table 1 presents summary findings of a detailed analysis of ten neighborhood commercial districts in San Francisco. Individual field surveys were conducted of each district by Department of City Planning interns during July and August 1979. Detailed land use data were collected for each block and lot within the designated study areas generally known as Sacramento Street, Upper Fillmore Street, Haight Street, Castro Street, Upper Market Street (East and West), 24th Street (Noe Valley), 24th Street (Mission District), and Valencia Street.

Data for Union Street were initially collected and published in the Department of City Planning report, Union Street, March 1979. Spot checks were made in August to update the information presented in Table 1 and Table 2.

Raw data on file at the Department of City Planning includes information regarding existing and proposed zoning and other pertinent legislation, commercial frontages and lot dimensions, commercial and residential land use on all floors of each building, San Francisco Police Department permits and State of California Department of Alcoholic Beverage Control retail liquor licenses.

Numerous field trips were made to each neighborhood to gather data and measure commercial frontage. Additional research sources included

Assessor's block and lot records, Realdex, Sanborn maps, Pacific Telephone Reverse Directory, State Department of Alcoholic Beverage Control retail license records, San Francisco Police Department permit records, and other Department of City Planning records. Interviews were conducted with local residents and businesspeople to compare data collections and document community sentiments on issues germane to the study.

The data were tabulated by land use categories derived from the City's Planning and Police Codes and the State Alcoholic Beverage Control Act. Inventory entries and symbols are explained in Chapter 5 of this report.

This chapter presents for each of the ten study areas, brief descriptions of location, current zoning, land use, issues, and a summary land use table. In addition, each section includes draft Recommended Zoning Controls. Following citizen review and comment, the recommendations will be revised as necessary and in conjunction with the Neighborhood Commercial Conditional Use Table in Chapter 4 proposed to the City Planning Commission for initiation as interim zoning controls.

Table 1.

Land Use InventorySummaryAugust 1979

	Union	Sacramento	Upper Fillmore	Haight	Castro	Upper Market West	Upper Market East	24th Street (Noe)	24th Street (Mission)	Valencia
C-2 Frontage	12000	5700	7300	7300	4000	9100	8000	7000	8200	21000
Bar	8	1	4	10	11	7	2	6	6	14
Restaurant	42	10	27	21	28	17	2	16	24	17
Fast Food	1	0	2	4	1	1	1	1	4	3
ABC On-Sale Liquor	43	0	20	23	29	20	3	19	23	27
ABC Off-Sale Liquor	11	4	8	13	9	4	3	16	15	13
Police Permits										
Place of Entertainment	10	1	3	5	3	2	0	1	1	3
Dance Hall	3	0	0	2	1	2	0	0	1	3
Cabaret	2	0	1	1	4	2	0	1	1	2
Financial Office	6	1	3	1	4	3	0	3	1	3
Business Office										
Ground Floor	19	10	4	5	12	16	4	9	11	17
Second/Third +	63/36	6	0	2	21	11	3	5	0	5
Medical Office										
Ground Floor	2	43	0	3	2	2	0	2	2	4
Second/Third +	10/30	65/14	3	10	6	1	0	2	0	2
Social Services										
Ground Floor	1	0	0	6	0	0	0	1	2	8
Second/Third +	1	2/1	1	5	2	0	1	2	1	2
Residential Units	23/228	50/179	27/305	3/226	17/173	14/98	4/283	50/256	22/201	19/792
GF/US										

UNION STREET

Location

The Union Street study area includes 12,000 linear feet of commercial frontage on Union Street between Van Ness Avenue and Steiner Street and on Fillmore Street between Union and Lombard Streets.

This area was the subject of an extensive study published by the Department of City Planning in March, 1979.

Current Zoning

The Union Street study area is currently zoned C-2. In addition, the City Planning Commission initiated Special Use District controls recommended in the Union Street study, effective April 1979, for a period not to exceed one year.

Land Use

Union Street is one of the city's most famous neighborhood commercial districts and like all others, is continually changing. In recent years it has undergone a rapid transformation from a local neighborhood retail and service area to a citywide or regional specialty district. In the 1960's it acquired a reputation for boutiques and antiques. Now in the 1970's it is known for its evening attractions: bars, restaurants, and other places of entertainment.

Neighborhood Concerns

This rapid change and intensification of commercial activity has dramatically influenced the

quality of neighborhood life for local merchants and residents. Neighbors have become increasingly alarmed about the apparent loss of neighborhood-serving retail and service establishments, and the concomitant increases in traffic congestion, parking problems, noise, and other nuisances.

Recommended Zoning Controls

The Union Street Special Use District controls, initiated in April 1979, were developed as a possible prototype for neighborhood commercial zoning revisions throughout the city. After detailed study of additional districts it is recommended that a more simplified system of controls replace the quota system originally proposed.

The recommended zoning controls differ from the original Special Use District proposal only in the following details.

To protect the approximately 250 existing residential units, retail use is not permitted above the second story. The upper story floor area thresholds have been eliminated.

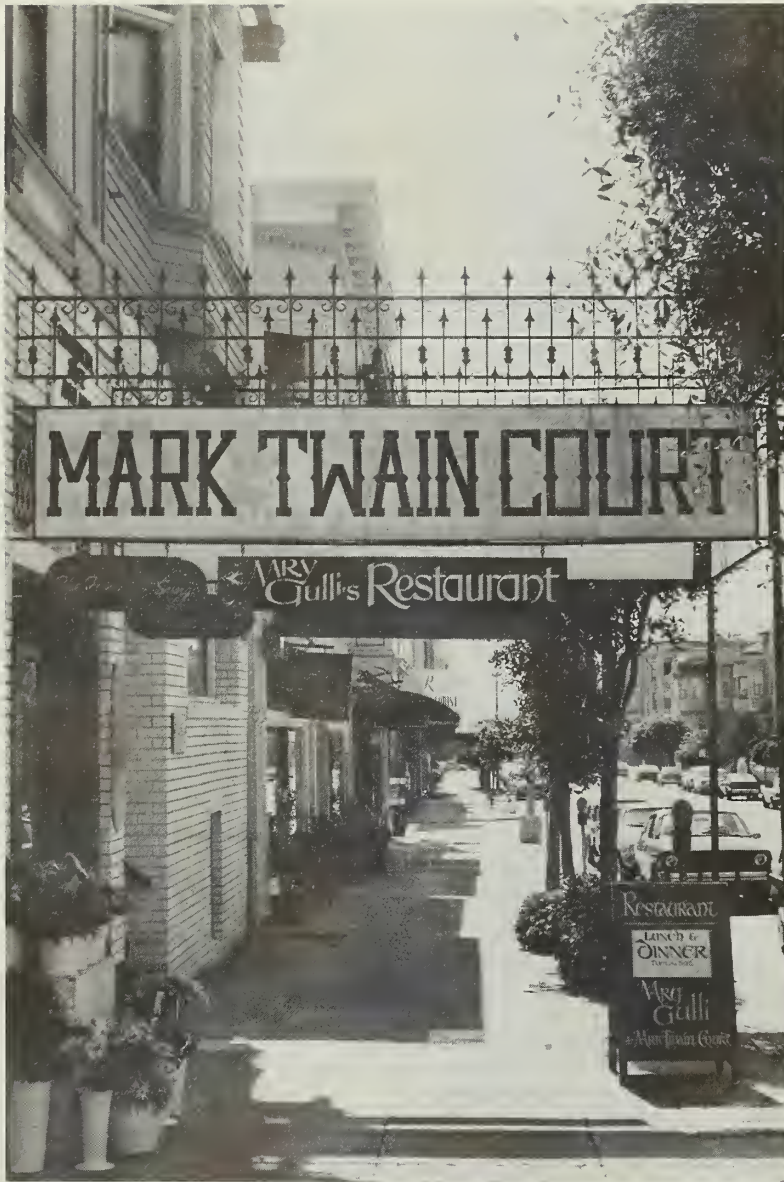
The uses previously subjected to conditional use quota thresholds are now permitted only as conditional uses. The quotas have been eliminated but the effect is essentially the same. Conditional use is required for all uses, including financial offices, fast food, hotels, and bath houses, which were not previously subject to conditional use review. Criteria to be evaluated in conditional use applications are described in Chapter 4.



Table 2. Union Street Land Use Inventory, 1978. Updated August 1979

RETAIL SALES AND SERVICES		253
Bars, Restaurants, Entertainment	(GF=53)(US= 0)	53
Restaurant		42
Fast Food		1
Bar		8
Entertainment Without Food or Liquor		2
Total Entertainment Permits	18*	
Total On-Sale ABC Licenses	43*	
Groceries, Off-Sale Liquor		17
General and Specialty Groceries		13
Off-Sale Liquor Without Groceries		4
Total Off-Sale ABC Licenses	11*	
Other Retail and Services		183
Antiques, Second Hand Stores		15
Home Furnishings, Appl., Incl. Repair		19
Beauty, Hair		13
Books, Stationery, Records, etc.		6
Clothes, Acc., Shoes, Incl. Repair		43
Florist, Nursery		6
Gallery, Framing, Gifts, Imports		42
Hardware, Building Materials		4
Pharmacy, Variety, Dept., Discount		4
Laundry, Dry Cleaning		10
Other Repair (Ex. Clothes, Shoe, Appl.)		0
Total Repair	2*	
Other Retail and Services		21
OFFICES	(GF=28)(US=140)	168
Financial Offices	(GF= 6)(US= 0)	6
Business Offices	(GF=19)(US=99)	118
Medical Offices	(GF= 2)(US=40)	42
Social Services	(GF= 1)(US= 1)	2
RESIDENTIAL DWELLING UNITS	(GF=23)(US=228)	251
HOTELS		1
INSTITUTIONS		1
AUTOMOTIVE (Gas, Repair, Sales)		3
OTHER (Animal Services, Mauf., Whol.)		0
PARKING (Principal Use)		4
VACANT		7
TOTAL		677

GF = Ground Floor US= Upper Story *Not included in total to avoid double counting



SACRAMENTO STREET

Location

The Sacramento Street study area, located in Presidio Heights, in the northcentral section of San Francisco, involves 5,700 feet of commercial frontage on five blocks of Sacramento Street between Spruce and Lyon Streets, two western corner lots of Spruce and Sacramento Streets, and five additional lots on Presidio Avenue already in commercial use.

Current Zoning

The Sacramento Street study area is currently zoned C-2 with two types of interim controls imposed by the Board of Supervisors: RC-1 and a Special Use District limiting the number of restaurants, places of entertainment and financial offices. The physical boundaries of the C-2 zoning, interim RC-1 zoning and proposed Special Use District are identical except for the C-2 frontage on California Street which has been omitted from the controls proposed by this study.

Land Use

More residential than other neighborhood commercial streets, Sacramento Street is an exclusive local shopping district. Converted victorians contain fashionable retail shops, medical and business offices. These retail shops include antique stores, stylish women's boutiques and other speciality stores which attract clientele principally from the adjacent neighborhood of Pacific Heights. The high quality of retail goods and the relatively small size of the commercial lots contribute to

Sacramento Street' reputation as a shopping street with relaxed, personal service.

Twenty-percent of the ground floor frontage on Sacramento Street is in residential use. Commercial space on the ground floor and above includes 20 clothing stores, 12 antique stores, 7 stationery and book stores, 6 florists, 6 art galleries, and 122 medical offices.

Most retail and services are located on the ground floor, while 88 offices, 79 of them medical, are found on the second and above floors. Accelerating rents are forcing many residential tenants to be replaced by professional offices and boutiques.

Restaurants and bars are few; of the ten restaurants eight serve liquor and there is only one bar. Of these 11 establishments, four are located on or east of Presidio Avenue. Thus, Sacramento Street's evening commercial activity is localized to two blocks, reducing noise, pedestrian congestion, and parking problems in the rest of the district.

Neighborhood Concerns

Sacramento Street merchants and residents, extremely proud of the quality of retail and service activity, are determined to prevent over-development, particularly the nighttime activity associated with numerous restaurants and bars; however, merchants believe selective conversions may be permitted if they do not jeopardize the quality of the street as a whole.

Parking is a major concern for residents and merchants alike, although it is felt that Sacramento Street's primarily daytime commercial activity mitigates evening parking shortages for residents. A preferential parking system was instituted on Sacramento Street August 1, 1979.

Recommended Zoning Controls

To preserve the small scale pedestrian character of Sacramento Street, floor area and frontage should be limited to 2500 square feet and 30 linear feet as a principal use, and 5,000 square feet and 50 linear feet as a conditional use. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To further protect the pedestrian character of the street automobile oriented or drive-up uses should not be permitted under any circumstances and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

To enhance the business climate and promote pedestrian interest, retail continuity should be encouraged at the ground level and outdoor activity should be permitted on the Sacramento Street frontage. Offices should also be permitted on the ground story but to assure continuity of "live" retail and consumer service uses at least one-half of

the total width of any new or reconstructed building, parallel to and facing Sacramento Street should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used.

Sacramento Street is a small scale street with many residential units and low-key daytime oriented commercial activity. There are only a few bars, restaurants, and other establishments catering to an evening clientele. In order to help maintain this daytime orientation, places of entertainment, dance halls, and cabarets should not be permitted. It is also recommended that bars and restaurants be permitted only as conditional uses. Applications for conditional use should be evaluated for size, design, proximity to other bars and restaurants, and proximity to residential units.

In addition to the small scale of existing development, local merchants and residents are proud of the generally high quality of building design and maintenance. They also feel that one of the district's strongest points is the exclusiveness of their shops; many are owner-occupied, few are chain operations and there are no large franchises. To allow careful scrutiny of applications for uses which could threaten this unique quality, financial offices and fast food establishments should be permitted only as conditional uses. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as proximity to other similar uses and potential parking demand.

To help maintain Sacramento Street's residential atmosphere, exemplified by 50 ground story dwelling units, retail activity should be limited to the ground story. To protect residential units on side streets no openings other than fixed windows or exits required by law should be permitted within 50 feet of any R (Residential) district.

It is also recommended that commercial office uses be permitted on the second story only as a conditional use. Applications for conditional use should be considered in light of existing or previous use, proposed use, extent of remodeling proposed and potential for return to residential use (for conversions), or design of building and provision of amenities, such as third story dwelling units (for new construction).

To further protect residential units in the immediate neighborhood all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units.

Because the primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population and because the Sacramento Street commercial area is relatively isolated, hotels should not be permitted on Sacramento Street.

Table 3. Sacramento Street Land Use Inventory, August 1979

RETAIL SALES AND SERVICES		104
Bars, Restaurants, Entertainment	(GF=11)(US=0)	11
Restaurant		8
Fast Food		1
Bar		1
Entertainment Without Food or Liquor		1
Total Entertainment Permits	2*	
Total On-Sale ABC Licenses	9*	
Groceries, Off-Sale Liquor		7
General Groceries		2
Specialty Groceries		4
Off-Sale Liquor Without Groceries		1
Total Off-Sale ABC Licenses	4*	
Other Retail and Services	(GF=80)(US= 6)	86
Antiques, Second Hand Stores		12
Home Furnishings, Appl., Incl. Repair		5
Beauty Hair		7
Books, Stationery, Records, etc.		7
Clothes, Acc., Shoes, Incl. Repair		20
Florist, Nursery		6
Gallery, Framing		6
Gifts		2
Hardware, Building Materials		2
Pharmacy, Variety, Dept., Discount		1
Laundry, Dry Cleaning		4
Other Repair (Ex. Clothes, Shoe, Appl.)		2
Total Repair	2*	
Other Retail and Services		12
OFFICES	(GF=54)(US=88)	142
Financial Offices	(GF= 1)(US= 0)	1
Business Offices	(GF=10)(US= 6)	16
Medical Offices	(GF=43)(US=79)	122
Social Services	(GF= 0)(US= 3)	3
RESIDENTIAL DWELLING UNITS	(GF=50)(US=179)	229
HOTELS		0
INSTITUTIONS		10
AUTOMOTIVE (Gas, Repairs, Sales)		4
OTHER (Animal Services, Manuf., Whol.)		4
PARKING (Principal Use)		2
VACANT		6
TOTAL		501

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting.



UPPER FILLMORE STREET

Location

The Upper Fillmore study area borders the Pacific Heights residential district at Jackson Street to the north and Bush Street to the south and involves 7,300 feet of commercial frontage on six blocks of Fillmore Street between Jackson and Bush plus additional frontage on California, Bush and Pine between Fillmore and Steiner Streets.

Current Zoning

The existing zoning for Fillmore between Jackson and Bush Streets is C-2. Merchants and residents north of California Street have requested a temporary moratorium of permits for establishment and operation of amusements, places of entertainment, dance halls, cabarets, restaurants, and financial and professional offices. This proposed moratorium would include Fillmore Street between California and Pacific Avenue. The moratorium has been approved in form by the City Attorney and is pending action by the Board of Supervisors.

Land Use

The Upper Fillmore neighborhood shopping district has undergone a recent physical transformation. Buildings in the neighborhood have been sold and renovated, old leases have expired, rents have been raised and new storefronts have been created in a rehabilitation effort which has improved the appearance of the Upper Fillmore.

This commercial district serves neighborhood residents, students and employees of the nearby Pacific Medical Center, and shoppers from outside the community. The shopping area includes retail shops, professional services and a number of restaurants and bars.

Eighteen percent (18%) of the commercial frontage on Fillmore Street is occupied by bars and restaurants of some type. There are four bars and 27 restaurants lining the commercial strip in addition to two fast food outlets. These establishments serve both lunch and dinner customers.

Retail shops on Upper Fillmore include a variety of art, antique and thrift stores popular with many San Francisco residents who visit the area. These storefronts range in ownership from small business operators to large non-profit organizations. Other retail stores include miscellaneous gift shops, grocery stores, beauty salons and other personal and business services.

Commercial activity is restricted, for the most part, to ground level. There have been a few conversions of upper story residential units into retail and professional space: one building has been converted into medical offices and one hair salon occupies a second story unit.

Residential buildings in the Upper Fillmore range from single family homes to multi-unit apartment buildings, two to six stories in height. Bordering the study area on Sacramento Street is John F. Kennedy Towers, residential housing for seniors, with 98 occupied units. The Upper Fillmore commercial

street serves as shopping district for all of these residents.

The Clay theater, located at Clay and Fillmore, draws patrons from greater San Francisco, contributing to congestion and parking problems which are compounded at night by patrons of popular neighborhood restaurants. Residents have requested consideration as a preferential parking district.

Neighborhood Concerns

Residents and merchants are concerned with maintaining a balance in retail shops and personal services. Dismayed by the increasing number of bars and restaurants and disturbed by noise, late night activity and traffic congestion, the neighborhood has requested a moratorium on the issuance of permits for restaurants, bars, entertainment establishments and operation of amusements. The proposed moratorium would include controls on ground floor professional offices. Merchants believe these offices disrupt the flow of shopping traffic on the street and prefer new professional offices occupy second story space. Residents and merchants agree third and above floors should be preserved for residential use.

Recommended Zoning Controls

To preserve the small scale pedestrian character of Upper Fillmore Street, floor area and frontage should be limited to 2500 square feet and 30 linear feet as a principal use and 5,000 square feet and 50 linear feet as a conditional use. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To further protect the pedestrian character of the street, automobile oriented or drive-up uses should not be permitted under any circumstances and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

To enhance the business climate and promote pedestrian interest, retail continuity should be encouraged and permitted only at the ground level and outdoor activity should be permitted on the Fillmore Street frontage. Offices should also be permitted on the ground story but to assure continuity of "live" retail and consumer service uses at least one-half of the total width of any new or reconstructed building, parallel to and facing Fillmore Street should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used.

Because there are a number of multi-unit apartment buildings up to six stories in height which afford upper story residential opportunities, commercial offices should be permitted in the second story. To protect the upper story dwelling units, only residential use should be permitted on the third and upper floors.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for

the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

Upper Fillmore Street is one of the city's fastest growing areas for bars and restaurants; 31 establishments comprise 18% of the commercial frontage. To help maintain a balanced mix of commercial goods and services and to ensure that additional such establishments would not threaten the neighborhood-serving orientation of the district, bars and restaurants should be permitted only as conditional uses. Applications should be carefully scrutinized for existing or previous use, size, design, proximity to other bars and restaurants, and proximity to residential units.

Financial offices should be permitted only as conditional uses to ensure that they make a positive contribution to the shopping area in terms of scale, design, location and concentration, and maintenance of continuity of retail frontage. Existing Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting

visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as proximity to other similar uses and potential parking demand.

A Police permit is required for all establishments offering any entertainment ranging from a non-amplified poetry recitation to a fully amplified musical review or discotheque. To provide an opportunity for entertainment which would not be disruptive to nearby residents' evening relaxation, all Places of Entertainment and Dance Halls should be permitted only as conditional uses. Applications should be carefully evaluated for size of establishment, type of entertainment, accompanying Alcoholic Beverage Control permits, type of amplification equipment, soundproofing, and other factors affecting the nuisance potential of the proposed establishment.

A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a

small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.



Table 4. Upper Fillmore Street Land Use Inventory, August 1979

RETAIL SALES AND SERVICES			118
Bars, Restaurants, Entertainment	(GF=34)(US= 0)		34
Restaurants		27	
Fast Food		2	
Bars		1	
Entertainment Without Food or Liquor		1	
Total Entertainment Permits	4*		
Total On-Sale ABC Licenses	24*		
Groceries, Off-Sale Liquor			14
General Groceries		8	
Specialty Groceries		1	
Off-Sale Liquor Without Groceries		1	
Total Off-Sale ABC Licenses	14		
Other Retail and Services	(GF=68)(US= 2)		70
Antiques, Second Hand Stores		9	
Home Furnishings, Appl., Incl. Repair		4	
Beauty, Hair		12	
Books, Stationery, Records, etc.		1	
Clothes, Acc., Shoes, Incl. Repair		5	
Florist, Nursery		4	
Gallery, Framing		2	
Gifts		3	
Hardware, Building Materials		2	
Pharmacy, Variety, Dept., Discount		1	
Laundry, Dry Cleaning		1	
Other Repair (Ex. Clothes, Shoes, Appl.)		2	
Total Repair		3*	
Other Retail and Services		9	
OFFICES	(GF= 7)(US= 4)		11
Financial Offices	(GF= 3)(US= 0)		3
Business Officea	(GF= 3)(US= 0)		3
Medical Offices	(GF= 0)(US= 3)		3
Social Services	(GF= 0)(US= 1)		1
RESIDENTIAL DWELLING UNITS	(GF=27)(US=305)		332
HOTELS			0
INSTITUTIONS			0
AUTOMOTIVE (Gas, Repair, Sales)			4
OTHER (Animal Services, Manuf., Whol.)			2
PARKING (Principal Use)			0
VACANT			7
TOTAL			474

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting

HAIGHT STREET

Location

The neighborhood study area, known as the Haight-Ashbury, borders the entrance to Golden Gate Park at Stanyan to the west and Central to the east. The commercial study area involves 7,300 feet of commercial frontage on 6 blocks of Haight Street.

Current Zoning

The existing zoning for Haight Street between Stanyan and Central is C-2 with interim zoning controls of RC-1. A residential neighborhood group has proposed a moratorium on liquor licenses (on-sale and off-sale), cabaret and entertainment permits be enacted on Haight Street. The physical boundaries of the existing C-2 zoning, the interim RC-1 zoning and the proposed moratorium are identical.

Land Use

The "Flower Children" era of the Haight Ashbury district during the '60's was followed by years of neglect and depression. During the past several years, however, a revival in commercial activity has taken place. Merchants are returning to the Haight-Ashbury and business is steadily improving.

Rediscovery of the Haight began while property values were depressed and real estate pressures drew prospective buyers into the area. Many of the victorian buildings have been rehabilitated and the neighborhood has attracted more affluent residents. Long time Haight-Ashbury residents who associate revival with real estate speculation report that

rents have risen along with property values and displaced many low and moderate income residents.

The shopping district is made up of two business elements: the long time survivors of the street and the new restaurants, bars and boutiques. Haight Street has 34 restaurants, bars and fast food outlets varying in character, atmosphere and clientele served.

In addition to the on-sale liquor establishments there are 13 off-sale liquor stores on Haight Street. Persons loitering outside these liquor stores are a source of disturbance to residents and merchants.

An assortment of art, antique, thrift, and gift shops line the commercial strip. These shops attract neighborhood shoppers and visitors from outside the community. Clothes boutiques come and go as some merchants find the area unprofitable for this type of merchandise. Retail storefronts include a few laundry and repair services. One financial institution serves all the residents and employees in the Haight.

Social services have long been an integral part of life in the Haight Ashbury. These services share commercial frontage with ground floor retail shops and also occupy second floor space.

Haight Street has two vacant lots and 18 vacant commercial storefronts, reflecting the fact that commercial life has not fully revived.

Retail activity is mainly confined to ground floor frontage except for the following second floor

conversions: 1 bar, 1 restaurant, 11 medical, 2 law and 3 social services.

Neighborhood Concerns

Merchants on Haight Street are concerned with filling in the empty storefronts on the street, and agree that the Haight should be cleaned up to make the street more attractive to potential shoppers. Parking has been cited as a major problem.

Haight Ashbury residents concerned with preserving second story residential units supported the initiation of RC interim controls on Haight Street.

In addition, residents are concerned that the rising real estate values threaten the neighborhood's economic and social diversity. Various neighborhood residents' and merchants' associations are actively pursuing studies and planning programs which would foster continuing commercial revival without compromising the concept of a community-oriented shopping district.

Recommended Zoning Controls

To preserve the small scale pedestrian character of Haight Street, floor area and frontage should be limited to 2500 square feet and 30 linear feet as a principal use, and 5,000 square feet and 50 linear feet as a conditional use. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To further protect the pedestrian character of the street, automobile oriented or drive-up uses should not be permitted under any circumstances and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district and availability of the proposed parking to non-patrons of the proposed use.

To enhance the business climate and stimulate economic recovery on Haight Street, retail continuity should be encouraged at ground level and outdoor activity should be permitted on the Haight Street frontage. Offices should also be permitted on the ground story but to assure continuity of "live" retail and consumer service uses at least one-half of the total width of any new or reconstructed building, parallel to and facing Haight Street should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used.

To further encourage the development of ground floor commercial space, retail use should be restricted to the ground story. However, because a number of offices in the Haight have a social service orientation and a limited rental budget, second story space should be made available for office use on a conditional use basis. Applications for conditional use should be evaluated for existing or previous use on the site, extent of remodeling proposed and potential for return to residential use (for conversion), design of building and provision of amenities such as upper story residential units (for

new construction). Only residential use should be permitted on the third story and above.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

Haight Street has 35 bars and restaurants serving a diverse clientele. At the same time, however, there are 20 vacancies on the street. As the vacancies are filled and the district develops, it is important to maintain a balanced mix of neighborhood oriented goods and services. To ensure that additional such establishments would not threaten the neighborhood-serving orientation of the district, bars and restaurants should be permitted only as conditional uses. Applications should be carefully scrutinized for existing or previous uses, size, design, proximity to other bars and restaurants, and proximity to residential units.

The physical appearance of Haight Street is often cited as a critical factor affecting the business climate. In addition to their desire to improve the maintenance and appearance of the buildings on the street, merchants and residents alike are concerned about the number of liquor stores and their tendency to attract loiterers and vagrants. There are currently 13 off-sale alcoholic beverage licenses on

Haight Street. Similar types of ABC licenses apply to all off-sale establishments, whether they primarily sell groceries and some beer and wine or they are solely liquor stores. To ensure that additional off-sale establishments would provide a positive service to the district, off-sale liquor stores should be permitted only as conditional uses. Applications should be carefully evaluated for existing or previous use, proximity of other off-sale establishments, bars, and residential units.

Because there is only one financial office currently serving the Haight-Ashbury neighborhood, an additional institution should be encouraged to locate in the commercial district. To ensure a positive contribution to the area in terms of scale, design, and location, all applications should be subject to conditional use review. Existing Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as

proximity to other similar uses and potential parking demand.

A Police permit is required for all establishments offering any entertainment ranging from a non-amplified poetry recitation to a fully amplified musical review or discotheque. To provide an opportunity for entertainment which would not be disruptive to nearby residents' evening relaxation, all Places of Entertainment and Dance Halls should be permitted only as conditional uses. Applications should be carefully evaluated for size of establishment, type of entertainment, accompanying Alcoholic Beverage Control permits, type of amplification equipment, soundproofing, and other factors affecting the nuisance potential of the proposed establishment.

A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy

volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.

Table 5. Haight Street Land Use Inventory, August 1979

RETAIL SALES AND SERVICES		126
Bars, Restaurants, Entertainment (GF=33)(US= 2)	35	
Restaurant	21	
Fast Food	3	
Bar	10	
Entertainment Without Food or Liquor	1	
Total Entertainment Permits	16*	
Total On-Sale ABC Licenses	23*	
Groceries, Off-Sale Liquor	17	
General Groceries	9	
Specialty Groceries	4	
Off-Sale Liquor Without Groceries	4	
Total Off-Sale ABC Licenses	13*	
Other Retail and Services (GF=72)(US= 2)	74	
Antiques, Second Hand Stores	11	
Home Furnishings, Appl., Incl. Repair	4	
Beauty, Hair	1	
Books, Stationery, Records, etc.	6	
Clothes, Acc., Shoes, Incl. Repair	8	
Florist, Nursery	4	
Gallery, Framing	4	
Gifts	9	
Hardware, Building Materials	4	
Pharmacy, Variety, Dept., Discount	2	
Laundry, Dry Cleaning	3	
Other Repair (Ex. Clothes, Shoe, Appl.)		
Total Repair	2*	
Other Retail and Services	16	
OFFICES (GF=13)(US=16)	29	
Financial Offices (GF= 1)(US= 0)	1	
Business Offices (GF= 5)(US= 2)	7	
Medical Offices (GF= 4)(US=11)	15	
Social Services (GF= 3)(US= 3)	6	
RESIDENTIAL DWELLING UNITS (GF= 3)(US=226)	229	
HOTELS	1	
INSTITUTIONS	2	
AUTOMOTIVE (Gas, Repair, Sales)	0	
OTHER (Animal Services, Manuf., Whol.)	0	
PARKING (Principal Use)	1	
VACANT	20	
TOTAL	408	

GF + Ground Floor US = Upper Story *Not included in total to avoid double counting.

CASTRO STREET

Location

The Castro Street study area is located in the center of the city between the Mission District, Twin Peaks, and Upper Market Street and involves 4,000 feet of commercial frontage on two blocks of Castro Street between 17th and 19th Streets, the southwest corner lot of 19th and Castro, 18th Street between Diamond and Hartford Streets, the southern block of 18th Street between Hartford and Noe Streets, and the six southeastern lots of 17th Street between 17th Street and Hartford.

Current Zoning

The Castro Street study area is currently zoned C-2 with interim zoning controls of RC-1. A special use district has been proposed by neighborhood organizations to limit the size and number of bars, restaurants and places of entertainment. The physical boundaries of the existing C-2 zoning, the interim RC-1 zoning and the neighborhood's proposed special use district are identical except for the southern block of 18th Street between Hartford and Noe which has been omitted from the neighborhood's special use district proposal.

Land Use

No longer a quiet commercial district providing primarily convenience goods to the community, the Castro and 18th area has undergone rapid economic and population changes in the past 10 years. Now a congested hub of commercial activity, Castro Street draws clientele from within the immediate

neighborhood and the broader San Francisco community. The Castro area has recently attracted residents who are single professionals, often replacing families no longer able to afford sharply rising housing costs. Increased numbers of bars and restaurants have accelerated nighttime activity, auto and pedestrian traffic clog Castro Street, and parking demands spill over onto adjacent residential streets.

Castro Street is typical of many of San Francisco's residential commercial districts in its variety of architecture and its diversity of commercial use. Buildings on standard-sized lots are typically two or three floors. The Castro district is more intensely used compared to the other neighborhood commercial study areas. A total of 11 bars, 28 restaurants, 21 clothing stores, 11 off-sale liquor and grocery stores, 52 offices and 190 residential units are clustered in the 7 block area.

While 30 percent of the ground floor frontage is devoted to bars and restaurants, only 5 percent remains residential. The remainder of the ground floor space is occupied by retail shops and services - 14 clothing stores, nine gift shops, eight laundries, five beauty shops, four financial offices, and 12 business offices.

In contrast, the second floor is occupied primarily by residential units, but there are also commercial establishments - seven clothing stores, six beauty shops, three restaurants, 29 offices, and other miscellaneous services. Conversions of these upper floors from residential to commercial use has

been rapid, particularly in the more desirable victorians scattered along Castro and 18th Streets.

Neighborhood Concerns

Concurrent with the recent growth and changing residential character of the study area, there has been a shift in commercial activity from basic goods and services to specialty stores, bars, and restaurants. Residents are concerned that rising property values will accelerate this process, increasing the already high turnover rate and making neighborhood convenience shopping more difficult. Parking has been cited as a major problem on Castro Street.

Second floor conversions from residential to commercial have stirred conflicting arguments. Property owners feel only commercial use can provide a reasonable rate of return on their investment while residents feel housing units must be preserved at all costs.

Recommended Zoning Controls

To preserve the small scale pedestrian character of Castro Street, floor area and frontage should be limited to 2500 square feet and 30 linear feet as a principal use and 5,000 square feet and 50 linear feet as a conditional use. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To further protect the pedestrian character of the street, automobile oriented or drive-up uses should not be permitted under any circumstances and

all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

Businesses are active on Castro Street. Several establishments have been on the street for many years and others are constantly opening and closing. To help maintain this vitality, retail continuity should be encouraged at the ground level and outdoor activity should be permitted on the Castro and 18th Street frontages. Offices should also be permitted on the ground story but to assure continuity of retail and consumer service uses, at least one-half of the total width of any new or reconstructed building, parallel to and facing Castro and 18th Streets should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used. To help relieve the pressure for ground story space, it is recommended that office uses be permitted on the second story.

Most of the 25 office and 22 retail upper story uses appear to serve the district without undue disruption. To maintain this opportunity, and at the same time to protect the street from excessive commercial development, second story retail use should be permitted as a conditional use. To help contain excessive commercial development and protect existing dwelling units, only residential use should be permitted on the third story and above.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

Castro Street is one of the city's most active eating and drinking areas. There are currently 39 bars and restaurants and 7 establishments hold a Police permit for a Place of Entertainment, Dance Hall, or Cabaret. To help maintain a balanced mix of commercial goods and services and to ensure that additional such establishments would not threaten the neighborhood-serving orientation of the district, bars and restaurants should be permitted only as conditional uses. Applications should be carefully scrutinized for existing or previous use, size, design, proximity to other bars and restaurants, and proximity to residential units.

A Police permit is required for all establishments offering any entertainment ranging from a non-amplified poetry recitation to a fully amplified musical review or discotheque. To provide an opportunity for entertainment which would not be disruptive to nearby residents' evening relaxation, all Places of Entertainment and Dance Halls should be permitted only as conditional uses. Applications should be carefully evaluated for size of establishment, type of entertainment, accompanying Alcoholic Beverage Control permits, type of

amplification equipment, soundproofing, and other factors affecting the nuisance potential of the proposed establishment.

A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

Financial offices should be permitted only as conditional uses to ensure that they make a positive contribution to the shopping area in terms of scale, design, location and concentration, and maintenance of continuity of retail frontage. Existing Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as

proximity to other similar uses and potential parking demand.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.



Table 6. Castro Street Land Use Inventory, August 1979

RETAIL SALES AND SERVICES		140
Bars, Restaurants, Entertainment	(GF=40)(US= 2)	42
Restaurants		28
Fast Food		2
Bars		11
Entertainment Without Food or Liquor		1
Total Entertainment Permits	18*	
Total On-Sale Liquor Licenses	29*	
Groceries, Off Sale Liquor		11
General Groceries		4
Specialty Groceries		6
Off-Sale Liquor Without Groceries		1
Total Off-Sale ABC Licenses	9*	
Other Retail and Services	(GF=65)(US=22)	87
Antiques, Second Hand Stores		3
Home Furnishings, Appl., Incl. Repair		4
Beauty, Hair		12
Books, Stationery, Records, etc.		5
Clothes, Acc., Shoes, Incl. Repair		21
Florist, Nursery		4
Gallery, Framing		4
Gifts		11
Hardware, Building Materials		1
Pharmacy, Variety, Dept., Discount		1
Laundry, Dry Cleaning		9
Other Repair (Ex. Clothes, Shoe. Appl.)		1
Total Repair	1*	
Other Retail and Services		12
OFFICES	(GF=27)(US=25)	52
Financial Offices	(GF= 4)(US= 0)	4
Business Offices	(GF=21)(US=12)	33
Medical Offices	(GF= 2)(US=11)	13
Social Services	(GF= 0)(US= 2)	2
RESIDENTIAL DWELLING UNITS	(GF=17)(US=173)	190
HOTELS		3
INSTITUTIONS		3
AUTOMOTIVE (Gas, Repair, Sales)		1
OTHER (Animal Services, Manuf., Whol.)		2
PARKING (Principal Use)		2
VACANT		8
TOTAL		97

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting

UPPER MARKET STREET

Location

The Upper Market Street study area includes 17,100 feet of commercial frontage on Market Street between Valencia and Castro Streets, in addition to several adjacent blocks and lots on 15th, 14th, Noe, Church, Sanchez and Duboce Streets. This extensive area involves 22 assessors blocks which have been subdivided into two study areas, Upper Market Street East and Upper Market Street West.

Current Zoning

The entire study area is currently zoned C-2. In addition the area has been proposed for reclassification to RC-2. The physical boundaries for the existing C-2 zone are identical with the interim RC-2 zone except for the northwest corner of Castro and Market Streets which is C-2 but not RC-2. Similarly, the only difference between the study area and the RC-2 zone is the inclusion of the northwest corner of Castro and Market Streets, the Arco Station lot, into the study area.

Land Use

Upper Market Street, extending six long blocks on Market Street serves as an edge for several neighborhoods. Serving as a transit corridor, its disruptive through traffic divides Upper Market Street into several pockets of commercial and residential activity. Residential and commercial uses are more densely concentrated near the intersections of Market Street with Noe, Church, 14th, 15th, and Sanchez Streets, in those areas

closest to the Castro Street neighborhood. Several quiet residential pockets exist in the Eastern segment, near Landers Street, Elgin and Clinton Parks.

Differences in land use distinguish the Western portion of Upper Market, nearest Castro, from the Eastern portion. To the West, all but corner lots are between 2500 to 3500 square feet, developed with modern apartment buildings, converted victorians and commercial office buildings. Commercial storefronts house specialty stores, clothing and gift shops, restaurants, bars and gas stations.

To the East, lots generally larger than those in Western Upper Market are used primarily for auto body, auto sales, and construction supply. Many vacant lots serve as parking lots.

In the Western segment, retail activities are clustered close to Castro Street, offering a variety of shops, men's clothing stores, art galleries, gift shops, real estate and other offices, bars and restaurants similar to the types found on Castro Street. There are seven bars and 17 restaurants, 13 of which serve liquor. First floor residences mainly take the form of apartments in large buildings, many of which provide lower cost housing than is available in the adjoining neighborhood areas.

Second floor commercial use in Western Upper Market Street is limited mainly to professional office space (12 offices) and four retail stores. Eastern Upper market Street has only four offices and one retail store on the second floor. Still limited, second floor commercial activity is beginning to

Table 7. Upper Market West Land Use Inventory, August 1979

RETAIL SALES AND SERVICES			110
Bars, Restaurants, Entertainment	(GF=25)(US= 0)	25	
Restaurants		17	
Fast Food		1	
Bar		7	
Entertainment Without Food or Liquor		1	
Total Entertainment Permits	14*		
Total On Sale ABC Licenses	20*		
Groceries, Off-Sale Liquor		5	
General Groceries		3	
Specialty Groceries		1	
Off-Sale Liquor Without Groceries		1	
Total Off-Sale Liquor Licenses	4*		
Other Retail and Services	(GF=72)(US= 8)	80	
Antiques, Second Hand Stores		4	
Home Furnishings, Appl., Incl. Repair		2	
Beauty, Hair		10	
Books, Stationery, Records, etc.		8	
Clothes, Acc., Shoes, Incl. Repairs		9	
Florist, Nursery		4	
Gallery, Framing		3	
Gifts		7	
Hardware, Building Materials		0	
Pharmacy, Variety, Dept., Discount		0	
Laundry, Dry Cleaning		4	
Other Repair (Ex. Clothes, Shoe, Appl.)		0	
Total Repair	0*		
Other Retail and Services		28	
OFFICES	(GF=21)(US=12)	33	
Financial Offices	(GF= 3)(US= 0)	3	
Business Offices	(GF=16)(US=11)	27	
Medical Offices	(GF= 2)(US= 1)	3	
Social Services	(GF= 0)(US= 0)	0	
RESIDENTIAL DWELLING UNITS	(GF=14)(US=98)	212	
HOTELS		3	
INSTITUTIONS		4	
AUTOMOTIVE (Gas, Repair, Sales)		5	
OTHER (Animal Services, Manuf., Whol.)		2	
PARKING (Principal Use)		5	
VACANT		4	
TOTAL		378	

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting.

Table 8. Upper Market East Land Use Inventory, August 1979

RETAIL SALES AND SERVICES			122
Bars, Restaurants, Entertainment	(GF= 5)(US= 0)	5	
Restaurant		4	
Fast Food		1	
Bar		2	
Entertainment Without Food or Liquor		0	
Total Entertainment Permits	1*		
Total On-Sale ABC Licenses	3*		
Groceries, Off-Sale Liquor		3	
General Groceries		3	
Specialty Groceries		0	
Off-Sale Liquor Without Groceries		0	
Total Off-Sale ABC Licenses	3*		
Other Retail and Services	(GF=14)(US= 0)	14	
Antiques, Second Hand Stores		2	
Home Furnishings, Appl., Incl. Repair		2	
Beauty, Hair		3	
Books, Stationery, Records, etc.		0	
Clothes, Accessories, Shoes, Incl. Repair		2	
Florist, Nursery		0	
Gallery, Framing		0	
Gifts		0	
Hardware, Building Materials		0	
Pharmacy, Variety, Dept., Discount		1	
Laundry, Dry Cleaning		1	
Other Repair (Ex. Clothes, Shoe, Appl.)		0	
Total Repair	1*		
Other Retail and Services		3	
OFFICES	(GF= 4)(US= 4)	8	
Financial Offices	(GF= 0)(GF= 0)	0	
Business Offices	(GF= 4)(GF= 3)	7	
Medical Offices	(GF= 0)(US= 0)	0	
Social Services	(GF= 0)(US= 1)	1	
RESIDENTIAL DWELLING UNITS	(GF= 4)(US=283)	287	
HOTELS		0	
INSTITUTIONS		1	
AUTOMOTIVE (Gas, Repair, Sales)		10	
OTHER (Animal Services, Manuf., Whol.)		1	
PARKING (Principal Use)		1	
VACANT		1	
TOTAL		342	

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting.

spread east from Castro Street, displacing residents and increasing rents.

Businesses on Eastern Upper Market Street such as auto sales, funeral homes, motels, and large restaurants are located on large lots and cater to a citywide clientele. Only two restaurants and two bars are found on the eastern segment of Upper Market Street, and first floor residences exist primarily in large apartment buildings.

Neighborhood Concerns

Residents of Upper Market Street, particularly those in the western section, are concerned with the steady increase of bars, restaurants, and trendy gift and clothing stores spreading from the Castro and 18th Street area. The Upper Market Street residents do not want these two separate communities to merge into one commercial entity. Dispersion of retail shops, bars and restaurants is viewed as a means to protect the area from the intensity of commercial use found on Castro Street.

Recommended Zoning Controls

Because Upper Market Street has two distinct sections, each with a different scale and character of development, it is recommended that two Special Use Districts with different controls be established. Upper Market Street West includes property between Castro and Church Streets. Upper Market Street East includes property between Church and Valencia Streets.

Upper Market Street West

Upper Market Street is divided down the middle by one of the city's busiest transportation corridors.

Nevertheless, development on each side of the street is modest in scale and primarily oriented toward neighborhood commercial needs. To maintain consistency with existing development floor area and frontage should be limited to 5,000 square feet and 30 linear feet as a principal use, and 10,000 square feet and 50 linear feet as a conditional use. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To minimize disruption from Market Street traffic automobile oriented or drive-up uses should not be permitted under any circumstances and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

To enhance the business climate and promote pedestrian interest, retail continuity should be limited to the ground level and outdoor activity should be permitted on the Market Street frontage. Offices should also be a permitted use on the ground story but to assure continuity of "live" retail and consumer service uses at least one-half of the total width of any new or reconstructed building, parallel to and facing Market Street should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used.

Because Market Street has excellent transit accessibility from central San Francisco, commercial offices should be permitted on the second story. To protect the upper story dwelling units, only residential use should be permitted on the third and upper floors.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

Upper Market Street West has witnessed rapid development of bars and restaurants in recent years; there are now 7 bars and 17 restaurants on the street. To help maintain a balanced mix of commercial goods and services and to ensure that additional such establishments would not threaten the neighborhood-serving orientation of the district, bars and restaurants should be permitted only as conditional uses. Applications should be carefully scrutinized for existing or previous use, size, design, proximity to other bars and restaurants, and proximity to residential units.

Financial offices should be permitted as conditional uses to ensure that they make a positive contribution to the shopping area in terms of scale, design, location and concentration, and maintenance of continuity of retail frontage. Existing

Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as proximity to other similar uses and potential parking demand.

A Police permit is required for all establishments offering any entertainment ranging from a non-amplified poetry recitation to a fully amplified musical review or discotheque. To provide an opportunity for entertainment which would not be disruptive to nearby residents' evening relaxation, all Places of Entertainment and Dance Halls should be permitted only as conditional uses. Applications should be carefully evaluated for size of establishment, type of entertainment, accompanying Alcoholic Beverage Control permits, type of amplification equipment, soundproofing, and other factors affecting the nuisance potential of the proposed establishment.

A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.



Upper Market Street East

From Church to Valencia Streets, development on Market Street is relatively large scale with many auto-oriented uses such as auto sales, motels, and parking lots. Because this pattern is well established and concentrated on the transportation corridor it is recommended that 7500 square feet of floor area and 50 linear feet of frontage be permitted and that conditional use permits be considered for applications up to 15,000 square feet and 100 linear feet. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

Drive-up uses and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

To enhance the development of Upper Market Street East, retail and office uses should be permitted on the second story and offices should be permitted as conditional uses above the second story.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for

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A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.

the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

Because there are only 2 bars and 2 restaurants currently in the district, additional establishments should be permitted, provided they are designed not to disrupt nearby residential units. Because there are no banks or savings and loan associations serving the district, financial offices should be encouraged as conditional uses to ensure that they make a positive contribution to the shopping area in terms of scale, design, location and concentration, and maintenance of continuity of retail frontage. Existing Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as proximity to other similar uses and potential parking demand.

24TH STREET (NOE VALLEY)

Location

The study area encompasses 24th Street between Diamond and Chattanooga in the Noe Valley and involves 7,000 feet of commercial frontage on 5 blocks of 24th Street between Diamond and Chattanooga, 6 lots west of Diamond, 1 block on Castro Street between 24th Street and Jersey, and 4 lots south of Jersey on Castro.

Current Zoning

The existing zoning for the 24th Street study area is RC-1, in effect since June, 1978. In addition a moratorium on amusements, places of entertainment, dance halls, cabarets, bars and restaurants was initiated October 20, 1978 on 24th Street. The physical boundaries for the existing RC-1 zoning and the moratorium are identical.

Land Use

24th Street is a neighborhood shopping district which attracts shoppers to a variety of restaurants, bars, retail stores and business services. Many of these establishments attract nightly visitors from outside the neighborhood creating traffic congestion and increased parking demand on residential streets.

Twenty-three restaurants, bars and fast food outlets on 24th Street serve the Noe Valley community. Retail stores line 24th Street with stylish clothing boutiques, beauty and hair salons, book stores and an assortment of novelty gift shops. Neighborhood retail services include a number of

self-service laundry and cleaning facilities in addition to two shoe repair shops. 24th Street serves the neighborhood and larger San Francisco community with two supermarkets and a number of grocery stores. These retail stores are clean and attractive to street trade. There are very few vacant storefronts on 24th Street.

Victorian style buildings dominate the area although there are some modern storefronts. There has been an increase in business and professional services on the ground floor: three financial institutions, eight real estate and title companies, three medical offices, one social service agency and three miscellaneous business services.

Upper story residential units converted into commercial space include four law, two social service, one real estate and two medical offices. Retail activity is primarily restricted to the ground floor. Fifteen percent of the ground floor frontage is residential. Two private institutions occupy a large portion of 24th Street's commercial frontage: St. Philips Church (4 lots) and Segunda Iglesia Bautista (school and convent).

Neighborhood Concerns

Local merchants are concerned about the lack of commercial growth potential on 24th Street due to the controls imposed on upper story commercial by RC zoning. Merchants feel the proliferation of bars and restaurants in the neighborhood diminishes the opportunities for diversity through development of new retail shops in the area. Merchants have supported the moratorium in an effort to preserve a neighborhood-oriented commercial district.

The residents of the 24th Street area wish to preserve residential units above commercial use and wish to scrutinize any conversions into retail shops or professional offices.

Recommended Zoning Controls for 24th Street (Noe Valley)

To preserve the small scale pedestrian character of 24th Street, floor area and frontage should be limited to 2500 square feet and 30 linear feet as a principal use and 5,000 square feet and 50 linear feet as a conditional use. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To further protect the pedestrian character of the street, automobile oriented or drive-up uses should not be permitted under any circumstances and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

To enhance the business climate and promote pedestrian interest, retail continuity should be encouraged at the ground level and outdoor activity should be permitted on the 24th Street frontage. Offices should also be permitted on the ground story but to assure continuity of "live" retail and consumer service uses at least one-half of the total width of any new or reconstructed building, parallel



to and facing 24th Street should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used.

To provide a reasonable but not excessive amount of commercial development potential it is recommended that retail use be restricted to the ground story and that offices be permitted on the second story as a conditional use. Applications for conditional use should be evaluated for existing or previous use on the site, extent of remodeling proposed and potential for return to residential use (for conversion), design of building and provision of amenities such as upper story residential units (for new construction). Only residential use should be permitted on the third story and above.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

24th Street is a mature neighborhood commercial district with a full complement of eating and drinking establishments; 6 bars and 16 restaurants in 7,000 linear feet of commercial frontage. To help maintain a balanced mix of commercial goods and services in the district and to ensure that additional such establishments would not threaten the neighborhood-serving orientation of the district,

bars and restaurants should be permitted only as conditional uses. Applications should be carefully scrutinized for existing or previous use, size, design, proximity to other bars and restaurants, and proximity to residential units.

Financial offices should be permitted as conditional uses to ensure that they make a positive contribution to the shopping area in terms of scale, design, location and concentration, and maintenance of continuity of retail frontage. Existing Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as proximity to other similar uses and potential parking demand.

A Police permit is required for all establishments offering any entertainment ranging from a non-amplified poetry recitation to a fully amplified musical review or discotheque. To provide an opportunity for entertainment which would not be

disruptive to nearby residents' evening relaxation, all Places of Entertainment and Dance Halls should be permitted only as conditional uses. Applications should be carefully evaluated for size of establishment, type of entertainment, accompanying Alcoholic Beverage Control permits, type of amplification equipment, soundproofing, and other factors affecting the nuisance potential of the proposed establishment.

A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.

Table 9. 24th Street (Noe Valley) Land Use Inventory, August 1979

RETAIL SALES AND SERVICES		131
Bars, Restaurants, Entertainment	(GF=24)(US= 0)	24
Restaurant		16
Fast Food		1
Bar		6
Entertainment Without Food or Liquor		1
Total Entertainment Permits	9*	
Total On-Sale ABC Licenses	19*	
Groceries, Off-Sale Liquor		23
General Groceries		8
Specialty Groceries		11
Off-Sale Liquor Without Groceries		4
Total Off-Sale ABC Licenses	16*	
Other Retail and Services	(GF=82)(US= 2)	84
Antiques, Second Hand Stores		2
Home Furnishings, Appl., Incl. Repair		2
Beauty, Hair		10
Books, Stationery, Records, etc.		14
Clothes, Acc., Shoes, Incl. Repair		12
Florist, Nursery		2
Gallery, Framing		1
Gifts		8
Hardware, Building Materials		2
Pharmacy, Variety, Dept., Discount		2
Laundry, Dry Cleaning		12
Other Repair (Ex. Clothes, Shoes, Appl.)		0
Total Repair	2*	
Other Retail and Services		17
OFFICES	(GF=17)(US=12)	29
Financial Offices	(GF= 3)(US= 0)	3
Business Offices	(GF=13)(US= 6)	19
Medical Offices	(GF= 3)(US= 1)	4
Social Services	(GF= 1)(US= 2)	3
RESIDENTIAL DWELLING UNITS	(GF=50)(US=256)	306
HOTELS		0
INSTITUTIONS		2
AUTOMOTIVE (Gas, Repair, Sales)		2
OTHER (Animal Services, Manuf., Whol.)		0
PARKING (Principal Use)		1
VACANT		7
TOTAL		478

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting

24TH STREET (MISSION DISTRICT)

Location

The study area encompasses 24th Street between Valencia and Potrero in the Inner Mission District and involves 8,200 feet of commercial frontage on 13 blocks of 24th Street, and five lots on the southeast corner of 24th Street between Valencia and Bartlett.

Current Zoning

The existing zoning for 24th Street between Valencia and Potrero is C-2 with interim zoning controls of RC-1. The physical boundaries for the existing C-2 zoning and the interim RC zoning are identical.

Land Use

24th Street is a principal shopping district in the Inner Mission. Small neighborhood-oriented businesses and services line the street furnishing the community with a convenient shopping area.

Fifty-five percent of the Inner Mission residents are of Latin origin. This community has developed a strong cultural identity which is evident throughout the Mission District. A variety of popular restaurants and grocery stores specialize in Latin foods on 24th Street. The shopping area includes 24 restaurants, four fast food outlets and 31 grocery stores. This retail frontage comprises 35 percent of the total commercial frontage.

The shopping district includes an assortment of small neighborhood-oriented storefronts. There are



13 furniture, TV, and appliance stores (including repair), nine clothing, accessory and shoe stores (including repair), seven novelty gift shops, and various miscellaneous outlets.

Retail personal services on 24th Street include 12 beauty salons, three laundries, and three pharmacies. There is only one financial office on the street, six real estate, and five tax consultant services.

The merchants on 24th Street have recently organized in an effort to gather support and coordinate commercial growth in the neighborhood.

Commercial activity is mainly confined to the ground floor and there are 223 residential units on the commercial street. Residents and merchants agree that these housing units must be preserved for the renters in the community. Seventy one percent of the housing units in the Inner Mission are renter-occupied.

Neighborhood Concerns

The Mission Planning Council, concerned with preserving upper story residential units on 24th Street, supported the initiation of the RC-1 controls. The local merchants association agrees with the Council and supports this housing effort.

Recommended Zoning Controls for 24th Street (Mission)

To preserve the small scale pedestrian character of 24th Street, floor area and frontage should be limited to 2500 square feet and 30 linear feet as a principal use and 5,000 square feet and 50 linear feet as a conditional use. Applications for

conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To further protect the pedestrian character of the street, automobile oriented or drive-up uses should not be permitted under any circumstances and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

To enhance the business climate and promote pedestrian interest, retail continuity should be encouraged at the ground level and outdoor activity should be permitted on the 24th Street frontage. Offices should also be permitted on the ground story but to assure continuity of "live" retail and consumer service uses at least one-half of the total width of any new or reconstructed building, parallel to and facing 24th Street should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used.

To provide a reasonable but not excessive amount of commercial development potential it is recommended that retail use be restricted to the ground story and that offices be permitted on the second story as a conditional use. Applications for conditional use should be evaluated for existing or previous use on the site, extent of remodeling proposed and potential for return to residential use (for conversion),

design of building and provision of amenities such as upper story residential units (for new construction). Only residential use should be permitted on the third story and above.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

There are currently 30 bars and restaurants on 24th Street which serve a variety of ethnic cuisines. To help maintain a balanced mix of commercial goods and services in the district and to ensure that additional such establishments would not threaten the neighborhood-serving orientation of the district, bars and restaurants should be permitted only as conditional uses. Applications should be carefully scrutinized for existing or previous use, size, design, proximity to other bars and restaurants, and proximity to residential units.

Because there is only one financial office currently on 24th Street, additional institutions should be permitted to locate in the district. However, to ensure that they make a positive contribution to the shopping area in terms of scale, design, location and concentration, and maintenance of continuity of retail frontage, financial offices should be permitted to locate in the district as

conditional uses. Existing Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as proximity to other similar uses and potential parking demand.

A Police permit is required for all establishments offering any entertainment ranging from a non-amplified poetry recitation to a fully amplified musical review or discotheque. To provide an opportunity for entertainment which would not be disruptive to nearby residents' evening relaxation, all Places of Entertainment and Dance Halls should be permitted only as conditional uses. Applications should be carefully evaluated for size of establishment, type of entertainment, accompanying Alcoholic Beverage Control permits, type of amplification equipment, soundproofing, and other factors affecting the nuisance potential of the proposed establishment.

A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.



Table 10. 24th Street (Mission) Land Use Inventory, August 1979			
RETAIL SALES AND SERVICES			146
Bars, Restaurants, Entertainment	(GF=35)(US= 0)	35	
Restaurant		24	
Fast Food		4	
Bar		6	
Entertainment Without Food or Liquor		1	
Total Entertainment Permits	12*		
Total On-Sale ABC Licenses	23*		
Groceries, Off-Sale Liquor		35	
General Groceries		2	
Specialty Groceries		29	
Off-Sale Liquor Without Groceries		4	
Total Off-Sale ABC Licenses	15*		
Other Retail and Services	(GF=70)(US= 0)	70	
Antiques, Second Hand Stores		4	
Home Furnishings, Appl., Incl. Repair		13	
Beauty, Hair		12	
Books, Stationery, Records, etc.		4	
Clothes, Acc., Shoes, Incl. Repair		9	
Florist, Nursery		2	
Gallery, Framing		2	
Gifts		7	
Hardware, Building Materials		2	
Pharmacy, Variety, Dept., Discount		3	
Laundry, Dry Cleaning		3	
Other Repair (Ex. Clothes Shoe, Appl.)		0	
Total Repair	5*		
Other Retail and Services		9	
OFFICES	(GF=16)(US= 1)	17	
Financial Offices	(GF= 1)(US= 0)	1	
Business Offices	(GF=11)(US= 0)	11	
Medical Offices	(GF= 2)(US= 0)	2	
Social Services	(GF= 2)(US= 1)	3	
RESIDENTIAL DWELLING UNITS	(GF=22)(US=201)	223	
HOTELS		0	
INSTITUTIONS		3	
AUTOMOTIVE (Gas, Repairs, Sales)		2	
OTHER (Animal Services, Manuf., Whol.)		0	
PARKING (Principal Use)		1	
VACANT		12	
TOTAL		398	

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting.

VALENCIA STREET

Location

The study area encompasses Valencia Street between 14th Street and Army Street in the Mission District and involves 21,000 feet of commercial frontage on 13 blocks of Valencia Street between Army and 14th Street.

Current Zoning

The existing zoning for Valencia Street between Army and 20th is C-2 with interim zoning controls of RC-1. Between 14th Street and 20th Street Valencia Street is currently zoned C-M with interim controls of RC-3.

Land Use

Valencia Street is a major thoroughfare in the Mission District, in some sections providing retail and services to the immediate neighborhood, and in other sections attracting clientele from a broader region to large retail stores, auto sales, service and body shops and similar large scale, semi-industrial uses.

There are 32 auto-oriented businesses on Valencia Street comprising 16 percent of the total commercial frontage most of which occupy large lots to the height of only a single story. There are 24 home furniture and appliance centers (13.5% of the commercial frontage), 21 building, hardware and decorating outlets (12% of the commercial frontage) and six moving and storage houses (5% of the commercial frontage). Together these large-scale

businesses occupy almost half of the total commercial frontage on Valencia Street.

In addition, there are four large mortuaries on Valencia Street, each with accessory parking. A number of non-profit institutions and social service organizations also occupy large sections of the commercial frontage.

Small sections of Valencia Street are strictly neighborhood shopping areas. The 16th Street business district intersects Valencia continuing its variety of small scale retail uses. At the intersection of 24th Street and Valencia the commercial district share a common shopping area in which are found a number of restaurants and bars.

Overall, nine vacant lots and 21 empty ground floor storefronts interrupt the continuity of the commercial frontage. Future rehabilitation and development could consolidate the fragmented nature of the street into a cohesive shopping district.

Neighborhood Concerns

The Mission Planning Council, supported by the 16th Street and the 24th Street Merchants Associations, proposes RC zoning for Valencia Street in an effort to preserve residential housing units above the commercial storefronts. Retail shops and professional offices are primarily confined to the ground floor at this time. To date there are five businesses, two medical and two social service offices occupying upper story space on Valencia Street.



Recommended Zoning Controls

To maintain compatibility with existing development, floor area and frontage should be limited to 5,000 square feet and 30 linear feet as a principal use, and 10,000 square feet and 100 linear feet as a conditional use. Applications for conditional use should be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed building, and scale of adjacent development.

To minimize disruption to the commercial frontage by local traffic, and to protect the large number (over 800) of residential units on the street, automobile oriented or drive-up uses should not be permitted under any circumstances and all parking, both principal and accessory, should be subject to conditional use review. Criteria for conditional use review should include site design, layout, landscaping, potential trip generation of proposed use, availability of parking elsewhere in the district, and availability of the proposed parking to non-patrons of the proposed use.

To enhance the business climate and encourage economic development of the existing vacancies, retail use should be limited to and encouraged at the ground level and outdoor activity should be permitted on the Valencia Street frontage. Offices should also be permitted on the ground story but to assure continuity of "live" retail and consumer service uses at least one-half of the total width of any new or reconstructed building, parallel to and facing Valencia Street, should be devoted to entrances, show windows, or other displays. Clear, not tinted, glass should always be used.

Second story offices should be permitted as conditional uses to provide an opportunity for neighborhood oriented services which might not otherwise be able to afford rental space in the district. Applications should be evaluated for existing or previous use on the site, extent of remodeling proposed and potential for return to residential use (for conversion), design of building and provision of amenities such as upper story residential units (for new construction). Only residential use should be permitted on the third story and above.

To protect residential units in the immediate neighborhood, all outdoor activity proposed for location on interior portions of a lot should be subject to conditional use review and evaluated for the type of use proposed, its potential nuisance aspects, proximity to and buffering from residential units. To protect residential units on side streets, no openings other than fixed windows or exits required by law should be permitted within 50 feet of any residential district.

Valencia Street has a relatively high number of bars; 14 in 21,000 linear feet of commercial frontage. For this reason and to help maintain a balanced mix of commercial goods and services in the district and to ensure that additional such establishments would not threaten the neighborhood-serving orientation of the district, bars should be permitted only as conditional uses. Applications should be carefully scrutinized for existing or previous use, size, design, proximity to other bars and restaurants, and proximity to residential units.

In contrast, the number of restaurants is relatively few compared to the other districts studied. Because local merchants have expressed no opposition to additional restaurants as long as they do not threaten existing residential units or the overall balance of goods and services, additional restaurants should be permitted at this time.

Financial offices should be permitted as conditional uses to ensure that they make a positive contribution to the shopping area in terms of scale, design, location and concentration, and maintenance of continuity of retail frontage. Existing Guidelines for Branch Banks and Savings and Loan Associations should be employed in all cases.

Merchants and residents alike have expressed concern about the impact of fast food establishments on neighborhood commercial districts. The nature of a fast food establishment can vary from a small ice cream store to a national franchise operation with a standard architectural format, and its effect can range from a positive contribution to the street and business environment to a disruptive force upsetting visual harmony as well as pedestrian and automobile circulation. For these reasons each application for a fast food establishment should be subject to conditional use review. Applications should be evaluated for size, design, including site and building design, landscaping, and signing, as well as proximity to other similar uses and potential parking demand.

A Police permit is required for all establishments offering any entertainment ranging from a non-amplified poetry recitation to a fully

amplified musical review or discotheque. To provide an opportunity for entertainment which would not be disruptive to nearby residents' evening relaxation, all Places of Entertainment and Dance Halls should be permitted only as conditional uses. Applications should be carefully evaluated for size of establishment, type of entertainment, accompanying Alcoholic Beverage Control permits, type of amplification equipment, soundproofing, and other factors affecting the nuisance potential of the proposed establishment.

A Police Cabaret permit is required for any establishment open between 2:00 a.m. and 6:00 a.m., regardless of whether the business is an all-night coffee shop, dance hall or nightclub. To ensure that cabaret permits are issued only for neighborhood serving uses, all applications should be subject to conditional use review and evaluated for the size, design, and type of service provided.

The primary intent of the neighborhood commercial district is to provide retail goods and services to the local residential population. Nevertheless, a small hotel could be operated in a manner which would enhance the business climate and not disturb local residential activity. Hotels should be permitted as a conditional use if the applicant can demonstrate that the size, scale, and design of the proposed hotel will not disrupt the area and generate a heavy volume of tourist activity, especially with regard to traffic and parking congestion. Applications should also be evaluated for their impact on the existing housing stock in the neighborhood.

Table 11. Valencia Street Land Use Inventory, August 1979			
RETAIL SALES AND SERVICES			164
Bars, Restaurants, Entertainment	(GF=36)(US= 0)	36	
Restaurant		17	
Fast Food			
Bar		14	
Entertainment Without Food or Liquor		2	
Total Entertainment Permits	13		
Total On-Sale ABC Licenses	27		
Groceries, Off-Sale Liquor		17	
General Groceries		8	
Specialty Groceries		6	
Off-Sale Liquor Without Groceries		3	
Total Off-Sale ABC Licenses	13		
Other Retail and Services	(GF=111)(US= 0)	111	
Antiques, Second Hand Stores		8	
Home Furnishings, Appl.		25	
Beauty, Hair		8	
Books, Stationery, Records, etc.		5	
Clothes, Acc., Shoes, Incl. Repair		1	
Florist, Nursery		8	
Gallery, Framing		1	
Gifts		4	
Hardware, Building Materials		1	
Pharmacy, Variety, Dept., Discount		1	
Laundry, Dry Cleaning		8	
Other Repair (Ex. Clothes, Shoe, Appl.)		4	
Total Repair	6		
Other Retail and Services		31	
OFFICES			
Financial Offices	(GF=34)(US= 9)		41
Business Offices	(GF= 3)(US= 1)		2
Medical Offices	(GF=17)(US= 5)		22
Medical Offices	(GF= 4)(US= 2)		6
Social Services	(GF= 8)(US= 2)		10
RESIDENTIAL DWELLING UNITS			
HOTELS			
INSTITUTIONS			
AUTOMOTIVE (Gas, Repair, Sales)			12
OTHER (Animal Services, Manuf., Whol.)			12
PARKING (Principal Use)			1
VACANT			15
TOTAL			1 103

GF = Ground Floor US = Upper Story *Not included in total to avoid double counting

RECOMMENDATIONS FOR INTERIM CONTROLS

It is recommended in Chapter 2 of this report that interim zoning controls be initiated for ten neighborhood commercial districts to (1) provide immediate relief from pressing trends in those districts, and (2) provide a data base to use in evaluating the feasibility and effectiveness of a Neighborhood Commercial Conditional Use Table.

In Chapter 3 each of the ten districts is analyzed and recommended zoning controls are presented. In this chapter the recommended interim controls are summarized in an annotated Conditional Use Table.

The proposal for interim controls is presented in draft form. It is recommended that following a period of citizen review and comment the controls be revised if necessary and presented to the City Planning Commission for initiation for a period not to exceed 24 months, pursuant to SEC. 302(b) and SEC. 302(e)1 of the City Planning Code. Additional districts and uses could be added to the Use Table during the remaining phase of the study.



RELATIONSHIP OF INTERIM CONTROLS TO LONG RANGE RECOMMENDATIONS

As is noted in Chapter 2, it is recommended that a combination of two approaches are to be employed to accomplish the goals of this study. The first is to revise and expand the number of basic neighborhood commercial zoning districts. The second is to employ a Conditional Use Table with specialized controls for individual districts.

At this stage of the study, ten districts have been analyzed. This is an insufficient number on which to base recommendations for revisions of the basic number of neighborhood commercial zoning districts. For this reason, all the recommended interim zoning controls are being presented at this time in the format of the Conditional Use Table. As the study progresses, it is anticipated that a number of the special uses and their range of additional controls will be incorporated into the larger framework.

The approach proposed to be taken will generate additional conditional use applications. In order to prevent the approach from bogging down the development of commercial districts, new techniques for handling CU applications in an efficient and economical manner must be developed. The first priority in the next phase of the study should be the immediate development of Planning Code amendments to simplify conditional use procedures.

One possible approach would be to include explicit conditions specific to the subject use (such as restaurant or financial office) and district (C-1 Daytime Oriented or C-2.5 Citywide Clientele) on the conditional use application form. If all conditions were satisfied on the form and verified by Planning staff, the application could be posted for public review. If there were no appeal filed by local merchants or residents within a reasonable time period, the application could then be administratively approved. If all the specified conditions were not met in the judgment of the staff or an appeal were not made by a qualified number of signators, a public hearing would be scheduled to resolve the conditions for approval.

NEIGHBORHOOD COMMERCIAL CONDITIONAL USE TABLE

The following Conditional Use Table and Explanatory Notes are intended as a summary of the interim controls and should be used in conjunction with the Recommended Zoning Controls presented in Chapter 3 of this report.

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NEIGHBORHOOD COMMERCIAL CONDITIONAL USE TABLE
EXPLANATORY NOTES

1. District Titles. See maps for exact boundaries.
2. Commercial Frontage. Total amount of linear commercial frontage in district. See Definitions for method of measurement.
3. Floor Area. Floor area thresholds vary among districts according to typical scale and density of existing development.

For each district two numbers are presented. The first represents the maximum floor area (in square feet) which is permitted as a principal use. The second number represents the maximum floor area (in square feet) which could be permitted as a conditional use. Exceptions to the maximum conditional use figure will be considered during the interim control period only in cases involving existing structures.

Applications for conditional use will be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed use, scale and character of surrounding development.

4. Frontage. Frontage thresholds vary among districts according to typical scale and density of existing development.

For each district two numbers are presented. The first represents the maximum frontage (in linear feet) permitted as a

principal use. The second number represents the maximum frontage (in linear feet) which could be permitted by conditional use. Exceptions to the maximum conditional use figure will be considered during the interim control period only in cases involving existing structures.

Applications for conditional use will be evaluated for type of use, proximity to other similar uses, existing structure, site layout and design of proposed use, scale and character of surrounding development.

Ground Story Permitted Uses

5. Retail. Permitted and encouraged in all districts, subject to other conditions in this table and existing Code provisions. In addition, at least one-half of the total width of any new or reconstructed building, parallel to and facing the commercial street, shall be devoted at the ground story to entrances, show windows or other displays of such uses. Clear, not tinted, glass shall be used. No openings other than fixed windows or exits required by law shall be permitted within fifty (50) feet of any R district.
6. Office. Permitted in all districts, subject to other conditions in this table and existing Code provisions. To ensure continuity of "live" retail and consumer service uses, at least one-half the total width of any new or reconstructed building, parallel to and facing the commercial street, shall be devoted at the ground story to entrances, windows or other displays of such uses. No openings other than fixed windows or

exits required by law shall be permitted within fifty (50) feet of any R district.

7. Residential. Permitted in all districts. However, retail continuity is encouraged at the ground story.

Second Story Permitted Uses

8. Retail. Conditional use applications will be considered in light of existing or previous use on site, proposed use, presence of other similar uses in district, extent of remodeling proposed and potential for re-conversion to residential use (for conversion), design of building and provision of amenities such as upper story residential units (for new construction).
9. Office. Conditional use applications will be considered in light of existing or previous use on site, proposed use, presence of other similar uses in district, extent of remodeling proposed and potential for re-conversion to residential use (for conversion), design of building and provision of amenities such as upper story residential units (for new construction).
10. Residential. Permitted in all districts.

Third Story Permitted Uses

11. Retail. Not permitted in any district.
12. Office. Conditional use applications will be considered in light of existing or previous use on site, proposed use, presence of other similar

uses in district, extent of remodeling proposed and potential for re-conversion to residential use (for conversion), design of building and provision of amenities (for new construction).

13. Residential. Permitted in all districts.
14. Drive-up Establishment. Not permitted in most districts. Conditional use applications will be evaluated for type of use and proximity to other similar uses in district, site design including landscaping, traffic circulation, and buffering from nearby residential uses.
15. Parking. All parking, both principal use and accessory use, permitted only as conditional use in all districts. Applications for conditional use will be evaluated for site design and layout, potential trip generation of proposed use (for accessory parking), availability of parking elsewhere in the district, availability of proposed parking to shopping district patrons and local residents.
16. Outdoor Activity on the Commercial Frontage. Permitted in all districts along commercial frontage but not within fifty (50) feet of any R district.
17. Outdoor Activity on Interior Portions of Lot. Conditional use in all districts. Conditional use applications will be evaluated for type of use and proximity to other similar uses in district, site design and layout including

landscaping, buffering from nearby residential uses.

18. Financial Office. Conditional use in all districts. Applications will be evaluated for size of use, proximity to other similar uses, building and site design, landscaping, signing, amenities provided to commercial district, maintenance of "live" retail frontage. Existing Guidelines for Branch Banks and Savings and Loan Associations to be used in all cases.
19. Bar. Conditional use applications will be evaluated for size, scale, location, proximity to other bars and restaurants, proximity to residential units, number of bars and restaurants currently existing in district, whether or not food is to be served, whether or not entertainment or dancing is proposed.
20. Restaurant. Conditional use applications will be evaluated for size, scale, location, proximity to other bars and restaurants, proximity to residential units, number of bars and restaurants currently existing in district, whether or not entertainment or dancing is proposed.
21. Fast Food. Conditional use in all districts. Conditional use applications will be evaluated for size and design of establishment, type of fast food to be sold, proximity to other fast food uses, number of similar fast food uses existing in district, potential parking demand generated by proposed use. Existing Location and Development Guidelines for Fast Food Facilities shall be employed in all cases.

22. Off-Sale Liquor. Conditional use in all districts. Applications will be evaluated for size and design of establishment, type of merchandise to be sold in addition to off-sale liquor, proximity to other similar uses in district, total number of off-sale establishments in district.
23. Place of Entertainment. Conditional use in most districts. Applications will be evaluated for type of entertainment, potential activity generation of proposed use relative to ability of district to handle increased parking demand, compatibility of proposed use with other commercial uses in district, proximity to and buffering from residential uses adjacent to site, soundproofing.
24. Dance Hall. Conditional use in most districts. Conditional use applications will be strictly evaluated for size of dance floor and potential for expansion, type of amplification for music, amount of acoustical buffering, number of similar uses in district, availability of parking supply to meet potential demand generated by proposed use.
25. Cabaret. Conditional use in most districts. Applications will be evaluated for type of use, service to neighborhood, proximity to other similar uses, late hours character of district.
26. Hotel. Conditional use in most districts. Applications will be evaluated for size of establishment, current use of property, available

on-site parking, and impact on existing housing stock in the neighborhood.

27. Bath House. Conditional use in all districts. Applications will be evaluated for size and design of establishment, customer service area, proximity to other similar uses.

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TABLE 12. 10/25/79
NEIGHBORHOOD COMMERCIAL
CONDITIONAL USE TABLE

1. DISTRICT TITLE		UNION	SACRAMENTO	UPPER FILLMORE	HAIGHT	CASTRO	UPPER MARKET WEST	UPPER MARKET EAST	24TH ST NOE VALLEY	24TH ST MISSION	VALENCIA
2. TOTAL C FRONTAGE		12000	5700	7300	7300	4000	9100	8000	7000	8200	21000
3. FLOOR AREA		2500 P 5000 C	2500 P 5000 C	2500 P 5000 C	2500 P 5000 C	2500 P 5000 C	5000 P 10000 C	7500 P 15000 C	2500 P 5000 C	2500 P 5000 C	5000 P 10000 C
4. FRONTAGE		30 P 50 C	30 P 50 C	30 P 50 C	30 P 50 C	30 P 50 C	30 P 50 C	50 P 100 C	30 P 50 C	30 P 50 C	50 P 100 C
5. GROUND	RETAIL	P	P	P	P	P	P	P	P	P	P
6. STORY	OFFICE	P	P	P	P	P	P	P	P	P	P
7. & BELOW	RESID.	P	P	P	P	P	P	P	P	P	P
8. SECOND	RETAIL	P	NP	NP	NP	C	NP	P	NP	NP	NP
9. STORY	OFFICE	P	C	P	C	P	P	P	C	C	C
10.	RESID.	P	P	P	P	P	P	P	P	P	P
11. THIRD	RETAIL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
12. STORY	OFFICE	P	NP	NP	NP	NP	NP	C	NP	NP	NP
13. & ABOVE	RESID.	P	P	P	P	P	P	P	P	P	P
14. DRIVE-UP		NP	NP	NP	NP	NP	NP	C	NP	NP	NP

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TABLE 12. 10/25/79
NEIGHBORHOOD COMMERCIAL
CONDITIONAL USE TABLE

1. DISTRICT TITLE	UNION	SACRAMENTO	UPPER FILLMORE	HAIGHT	CASTRO	UPPER MARKET WEST	UPPER MARKET EAST	24TH ST NOE VALLEY	24TH ST MISSION	VALENCIA
15. PARKING	C	C	C	C	C	C	C	C	C	C
16. OUTDOOR <small>Along C Frontage</small>	P	P	P	P	P	P	P	P	P	P
17. ACTIVITY <small>Interior of Lot</small>	C	C	C	C	C	C	C	C	C	C
18. FINANCIAL OFFICE	C	C	C	C	C	C	C	C	C	C
19. BAR	C	C	C	C	C	C	P	C	C	C
20. RESTAURANT	C	C	C	C	C	C	P	C	C	P
21. FAST FOOD	C	C	C	C	C	C	C	C	C	C
22. OFF-SALE LIQUOR	C	C	C	C	C	C	C	C	C	C
23. PL. OF ENTERTAINMENT	C	NP	C	C	C	C	C	C	C	C
24. DANCE HALL	C	NP	C	C	C	C	C	C	C	C
25. CABARET	C	NP	C	C	C	C	C	C	C	C
26. HOTEL	C	NP	C	C	C	C	C	C	C	C
27. BATH HOUSE	C	C	C	C	C	C	C	C	C	C

DEFINITIONS

Abbreviations and Symbols

The following abbreviations are used in the Land Use Inventory tables presented in Chapter 3 of this report.

* = Indicates separate tabulation of uses (such as entertainment establishments or off-sale liquor stores) which are also included in total inventory under another use category. For example, a bar with a Police Permit for a Place of Entertainment is listed under the heading for "Bars, With Entertainment" (E =) and that entry is credited toward the total street inventory. In addition, the entertainment aspect is entered in the category for "Police Permits, Place of Entertainment" but appears in this case, in the asterisked column and is not credited toward the total street inventory to avoid double counting.

GF = Number of Ground Floor uses

US = Number of Upper Story uses

The uses listed in Table 12. Neighborhood Commercial Conditional Use Table are permitted in the ten subject districts as indicated by the following symbols in the respective columns for each district:

P: Permitted as a principal use in this district.

C: Subject to approval by the City Planning Commission as a conditional use in this district as provided in Section 303 of the Planning Code.

NP: Not permitted in this district.

ABC Retail Licenses

Listed below are the various types of retail licenses issued by the California Department of Alcoholic Beverage Control (Chapter 1, Title 4, California Administrative Code).

20 - Off-sale beer and wine license

Authorizes the sale of beer and wine for consumption off the premises where sold.

21 - Off-sale general license

Authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold.

40 - On-sale beer license

Authorizes the sale of beer for consumption on the premises where sold and the sale of beer for consumption off the premises where sold.

61 - On-sale beer license for public premises

Authorizes the sale of beer for consumption on the premises wherein no person under 21 years of age is allowed, plus the sale of beer for consumption off the premises where sold.

41 - On-sale beer and wine license

Authorizes the sale of beer and wine for consumption on a bona fide public eating place type premises plus the sale of beer and wine for consumption off the premises where sold.

42 - On-sale beer and wine license (public premises)

Authorizes the sale of beer and wine for consumption on the premises wherein no person under 21 years of age is allowed plus the sale of beer and wine for consumption off the premises where sold.

47 - On-sale general license

Authorizes the sale of beer, wine, and distilled spirits for consumption on a bona fide public eating place type premises plus the sale of beer and wine only for consumption off the premises where sold.

48 - On-sale general license (public premises)

Authorizes the sale of beer, wine, and distilled spirits for consumption on the premises wherein no person under 21 years of age is allowed plus the sale of beer and wine only for consumption off the premises where sold.

Automotive, Gas and Minor Repair

Includes uses listed in City Planning Code SEC. 223(f), (g).

Automotive, Major Repair

Includes uses listed in City Planning Code, SEC. 223(h) - (v).

Automotive, Sales

Includes uses listed in City Planning Code, SEC. 223(a) - (e).

Bar

A drinking establishment with one of the following Alcoholic Beverage Control licenses:

#61 - On-sale beer (public premises, no person under 21 years)

#42 - On-sale beer and wine (public premises, no person under 21 years)

#48 - On-sale general (public premises, no person under 21 years)

Books, Stationery, Records, Etc.

Includes sheet music and art supplies.

Business Office

Includes real estate, title, insurance, law, travel, architecture, engineering, and other offices.

Cabaret

Police Code, SEC. 1070: DEFINITIONS. For the purpose of this Article, the following words and phrases shall mean and include:

(a) Cabaret. Every premise to which patrons or members are admitted between the hours of 2:00 a.m. and 6:00 a.m. which serves food, beverages, or food and beverages, including but not limited to, alcoholic beverages, for consumption on the premises or wherein entertainment as defined in subsections (b) and (c) is furnished or occurs upon the premises.

(b) Entertainment. Any act, play, review, pantomime, scene, song, dance act, song and dance act, or poetry recitation, conducted or participated in by any professional entertainer in or upon any premises to which patrons or members are admitted. "Entertainment" also includes a fashion or style show, except when conducted by a bona fide nonprofit club or organization as part of the social activities of such club or organization, and when conducted solely as a fund-raising activity for charitable purposes. (The term "professional entertainer" as used herein means a person or persons who engage in the presentation of entertainment for livelihood or gain.)

"Entertainment", in addition, is defined to mean and include the playing upon or use of any instrument that is capable of or can be used to produce musical sounds or percussion sounds, including but not limited to, reed, brass, percussion or string-like instruments; provided, further, that "entertainment" is defined to mean any instrument or device capable of producing or reproducing sound, which device is located in a premise open between the hours of 2:00 a.m. and 6:00 a.m.

(c) Informal Entertainment. Any act, play, review, pantomime, scene, song, dance act, song and dance act, or poetry recitation, conducted or participated in by any nonprofessional person or persons in or upon any premises to which patrons or members are admitted.

Carpenter, Sign Painting, Building Contractor

Includes offices of building, plumbing, electrical, painting, roofing, furnace or pest control contractors.

Dance Hall

Police Code, SEC. 1022: DEFINITIONS. Unless the context specifically indicates otherwise, the following terms, as used in this Chapter, shall mean or include:

(a) "Dance". Any gathering of persons in or upon any premises, other than a private home or residence or a class in which instruction in dancing is given for hire, where dancing is participated in.

(b) "Dance Hall". Any building or place in which a dance is held.

Drive-Up Establishment

A drive-up establishment or auto-oriented facility is defined as one designed primarily for drive-to or drive-through trade, giving take-out service as a large proportion of the business, catering to patrons in autos and providing off-street parking.

Entertainment

The Police Department controls the issuance of Entertainment Establishment permits. Police Code excerpts are provided to define categories for Entertainment that have been identified as special uses in neighborhood commercial districts.

In the Land Use Inventory tables presented in the Data chapter of this report, entertainment

establishments which are principally listed as bars or restaurants with entertainment are parenthetically detailed in a separate category describing the nature of their police permit and the entries are asterisked (*) and not added into the total tabulation to avoid double counting.

Police permitted entertainment establishments which are not listed in bar or restaurant category are listed and tabulated separately under the category headed "Entertainment, Without Food or Liquor". Included in this category are establishments with police permits for the following uses: Movie Theatre, Adult Theatre and Books, Public Bath House, and Massage Establishment.

In the proposed Special Use District controls, the Entertainment category shall apply to any establishment with a Police Permit for a Place of Entertainment as defined in SEC. 1060 of the Police Code.

Fast Food Establishment

Any establishment without tables which offers for retail sale for immediate off-premises consumption, ready-to-eat cooked foods and beverages primarily served in or on disposable wrappers, containers, or plates.

This definition is applicable to chain restaurants and to independent businesses such as carry-out sandwich shops and ice cream stores which do not have seating capacity for consumption of food on the premises. A fast food establishment which also provides space for consumption of food on the premises shall be included in the restaurant category. This definition is not applicable to food operations which are an incidental part of a significantly larger business such as a lunch counter

in a supermarket or to a restaurant which also has seating on the premises.

Fast food establishments with the Alcoholic Beverage Control licenses for Off-Sale Beer and Wine (#20) and Off-Sale General (#21) are principally listed in the Land Use Inventory tables under the fast food category and also parenthetically listed in the Off-Sale Liquor category.

In the proposed Special Use District controls, fast food establishments with ABC #20 or #21 licenses shall be subject to standards for both Fast Food and Off-Sale Liquor.

Financial Office

Any bank, savings institution, loan company, savings and loan institution, thrift plan, credit union or any establishment for the custody, loan, exchange or issue of money, for the extension of credit or for facilitating the transfer of funds; or any financial office as further defined in the United States Code or the California Financial Code.

Floor Area

For purposes of the proposed interim controls, floor area shall include the total floor area devoted to an individual use. In the case of multiple uses sharing a single lot, common circulation space such as corridors, stairs, and elevators shall not be included in the floor area.

Frontage

For purposes of the proposed interim controls, frontage shall be the distance (in linear feet) along the street directly in front of the subject use. Entrances to different upper or rear uses such as stairways, passageways, doorways, or driveways shall not be included. In the case of corner lots, frontages on different streets shall be measured separately and each must conform to the standards.

Upper story uses are not subject to frontage standards.

Groceries, General

Includes supermarkets, markets, "Mom-and-Pop" corner groceries generally selling a variety of groceries. (May have ABC #20 & #21.)

Groceries, Specialty

Includes butcher shops, retail bakeries, cheese stores, delicatessens, retail candy stores, without tables on the premises.

Hotel

City Planning Code, SEC. 102.12: A building where overnight lodging, without individual cooking facilities, is offered to the public for compensation, primarily for the accommodation of transient guests. A motel as defined in this (Planning) Code shall not be deemed to be a hotel.

Massage Establishment

Police Code, SEC. 2700: DEFINITIONS. For the purpose of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this section.

(a) "Massage". Any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the external soft parts of the body with the hands or with the aid of any mechanical electric apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments or similar preparations commonly used in this practice.

(b) "Massage establishment". Any establishment having a fixed place of business where any person, firm, association or corporation engages in or carries on or permits to be engaged in or carried on

any of the activities mentioned in Section 2700(a) of this Article. Any establishment engaged in or carrying on, or permitting any combination of massage and bath house shall be deemed a massage establishment.

(c) "Public bath house". Any place, including a private club or organization, except as provided in Section 2700(b), wherein any person, firm, association, corporation or partnership engages in, conducts or carries on or permits to be engaged in, conducted or carried on, the business of giving or furnishing Russian, Finnish, Swedish, hot air, vapor, electric cabinet, steam, mineral, sweat, salt, Japanese, sauna, fomentation or electric baths or baths of any kind whatever, excluding ordinary tub baths where an attendant is not required.

Mechanical Amusement Device

Police Code, SEC. 300: Definitions. As used in this Article, the following words shall have the following respective meanings:

"Mechanical Amusement Device" shall mean any machine or device which, upon the insertion of a coin, slug or token in any slot or receptacle attached to said machine or connected therewith, operates or which may be operated for use as a game, contest or amusement or which may be used for any such game, contest or amusement and which does not contain a pay-off device for the return of slugs, money, coins, checks, tokens or merchandise.

Medical Office

Includes dental, medical, chiropractic, psychologist, and psychiatric offices.

Miscellaneous Retail, Other Retail

In the Land Use Inventory tables presented in the Data chapter of this report, if five or more establishments of the same type occur in the same

district, they are specified and listed in the "Other Retail and Service" category. All other retail and services not listed elsewhere are listed in the "Miscellaneous Retail and Service" category.

Off-Sale Liquor

The California Department of Alcoholic Beverage Control issues retail licenses for sale of alcoholic beverages. These are defined in this chapter under the heading "ABC Retail Licenses". In this report the term "Off-Sale Liquor" applies to all establishments with ABC #20 (off-sale beer and wine) and ABC #21 (Off-Sale General) licenses.

In the Land Use Inventory tables presented in the Data chapter of this report, "Off-Sale Liquor Without Groceries" applies to stores which may include incidental sale of peanuts, crackers, etc. When accompanied by a full selection of groceries, off-sale liquor principal entry is made in "General Groceries". If off-sale liquor is accompanied by specialty grocery such as wine and cheese shop, then entry is made in "Specialty Groceries". "Total Off-Sale ABC Licenses" combines all Alcoholic Beverage Control #20, #21, licenses listed in General Groceries, Specialty Groceries, and Off-Sale Liquor Without Groceries. Entry is followed by an asterisk (*) and not included in total tabulation to avoid double counting.

In the proposed Special Use District controls, any establishment with an ABC Off-Sale license must conform to standards of off-sale liquor in addition to any other standards which might also apply.

On-Sale Liquor

The California Department of Alcoholic Beverage Control issues retain licenses for the sale of alcoholic beverages. These are defined in this chapter under the heading "ABC Retail Licenses". In this report establishments with ABC On-Sale Licenses # 61, #42, and #48 shall be considered to be Bars. Establishments with ABC On-Sale Licenses #40, #41, and #47 shall be considered to be Restaurants. (Note: A restaurant is elsewhere defined as an eating establishment which sells food for consumption on the premises regardless of whether it has an ABC On-Sale license.)

Outdoor Activity

Outdoor activity includes but is not limited to sitting, eating, drinking, dancing, food preparation, parking, storage of food, supplies, garbage or other materials if conducted outside of a building (Planning Code, SEC. 102.3) or in a court (Planning Code, SEC. 102.4).

Place of Entertainment

Police Code, SEC. 1060: Definitions. For the purpose of this Article, the following words and phrases shall mean and include:

(a) Place of Entertainment. Every premise to which patrons or members are admitted which serves food, beverages, or food and beverages, including but not limited to alcoholic beverages, for consumption on the premises and wherein entertainment as defined in subsections (b), (c), (e), or (f) is furnished or occurs upon the premises.

(b) Entertainment. Any act, play, review, pantomime, scene, song, dance act, song and dance act, or poetry recitation, conducted or participated in by any professional entertainer in or upon any premises to which patrons or members are admitted.

(c) Entertainment, Continued. "Entertainment" also includes a fashion or style show, except when conducted by a bona fide nonprofit club or organization as a part of the social activities of such club or organization, and when conducted solely as a fund-raising activity for charitable purpose.

(d) Entertainment, Continued; Exhibition of Human Body. "Entertainment" also includes the act of any female professional entertainer, while visible to any customer, who exposes the breast or employs any device or covering which is intended to simulate the breast, or wears any type of clothing so that the breast may be observed.

(e) Informal Entertainment. Any act, play, review, pantomime, scene, song, dance act, song and dance act, or poetry recitation, conducted or participated in by any non professional person or persons in or upon any premises to which patrons or members are admitted.

Printing, Publishing, Xerox, etc.

Includes newspaper publishing, blueprinting shop.

Public Bath House

Police Code, SEC. 2600: DEFINITIONS. For the purpose of this Article, the following words and phrases shall mean or include:

(a) "Bath House". Any place open to the public including private clubs or organizations except as provided in Section 2600(f) wherein any person, firm, association, corporation or partnership engages in, conducts or carries on, or permits to be engaged in, conducted or carried on Russian, Turkish, Finish, Swedish, hot air, vapor, electric cabinet, steam, mineral, sweat, salt, Japanese, sauna, fomentation, alcohol or baths of any kind whatsoever are given or furnished, provided that such term shall not include ordinary tub baths where an attendant is not required.

Restaurant

An eating establishment which sells food for consumption on the premises.

Includes but is not limited to restaurants with the following Alcoholic Beverage Control licenses:

#40 - On-sale beer license

#41 - On-sale beer and wine license (bona fide public eating place)

#47 - On-sale general license (bona fide public eating place)

Includes fast food establishments and establishments with take out service if there is also table space for consumption of food on the premises. Does not include fast food establishments or specialty grocery stores which do not provide any interior or exterior seating area.

Social Service Office

Includes community switchboards, tenant unions, centers for women's needs and drug and/or alcoholic problems, housing referral, non-profit employment referral offices, and other such offices.

Theatre

Police Code, SEC. 790: DEFINITIONS. For the purposes of this Article, the following words and phrases shall mean and include:

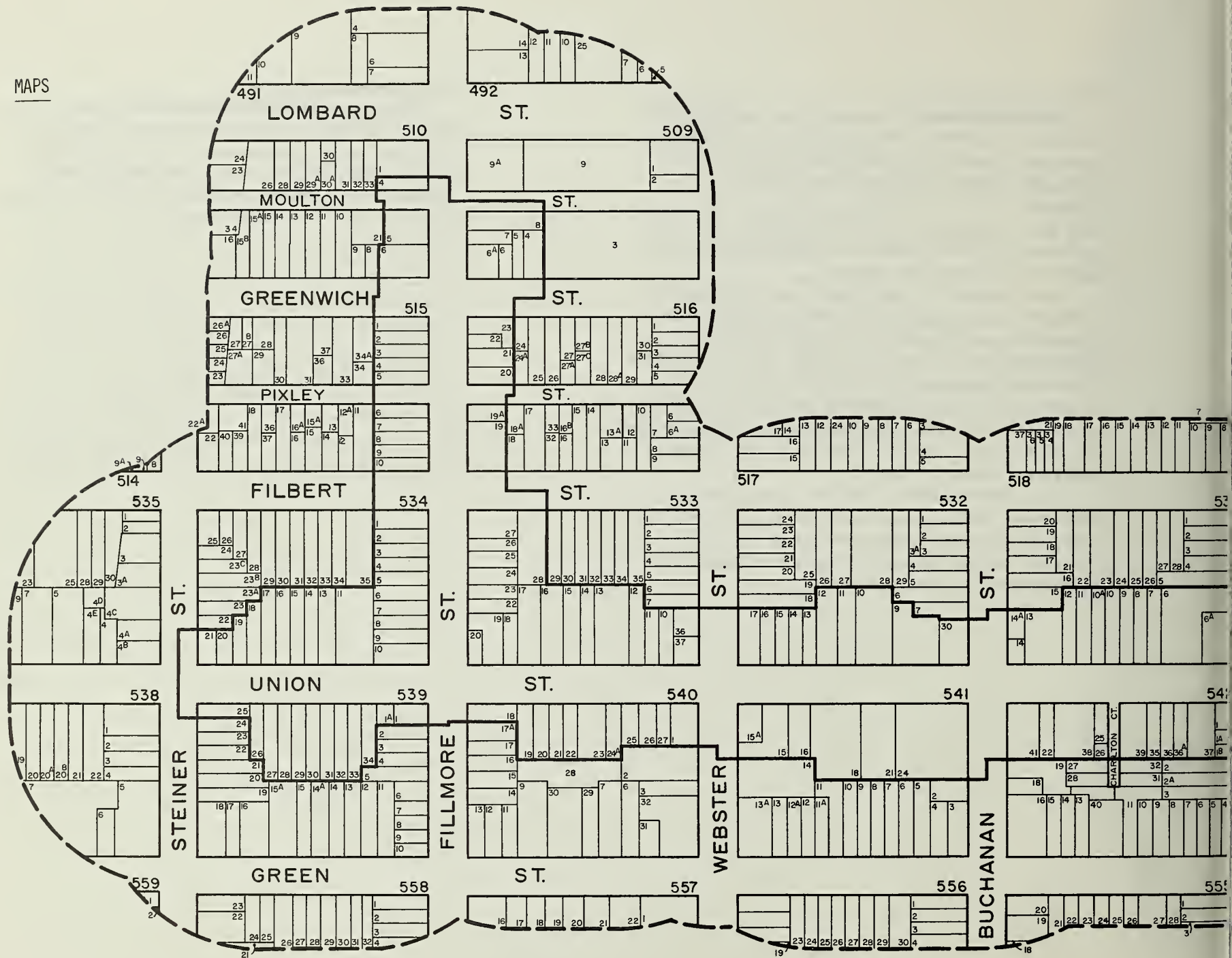
(a) Theater. A building or part of a building intended to be used for the specific purposes of presenting entertainment as defined herein, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling and for which no fee, by way of admission charge is made.

(b) Entertainment. Any act, play, revue, pantomime, scene, song, dance act, or song and dance act, conducted or participated in by one or more persons, whether or not such person or persons are compensated for such performance.

Total Commercial Frontage

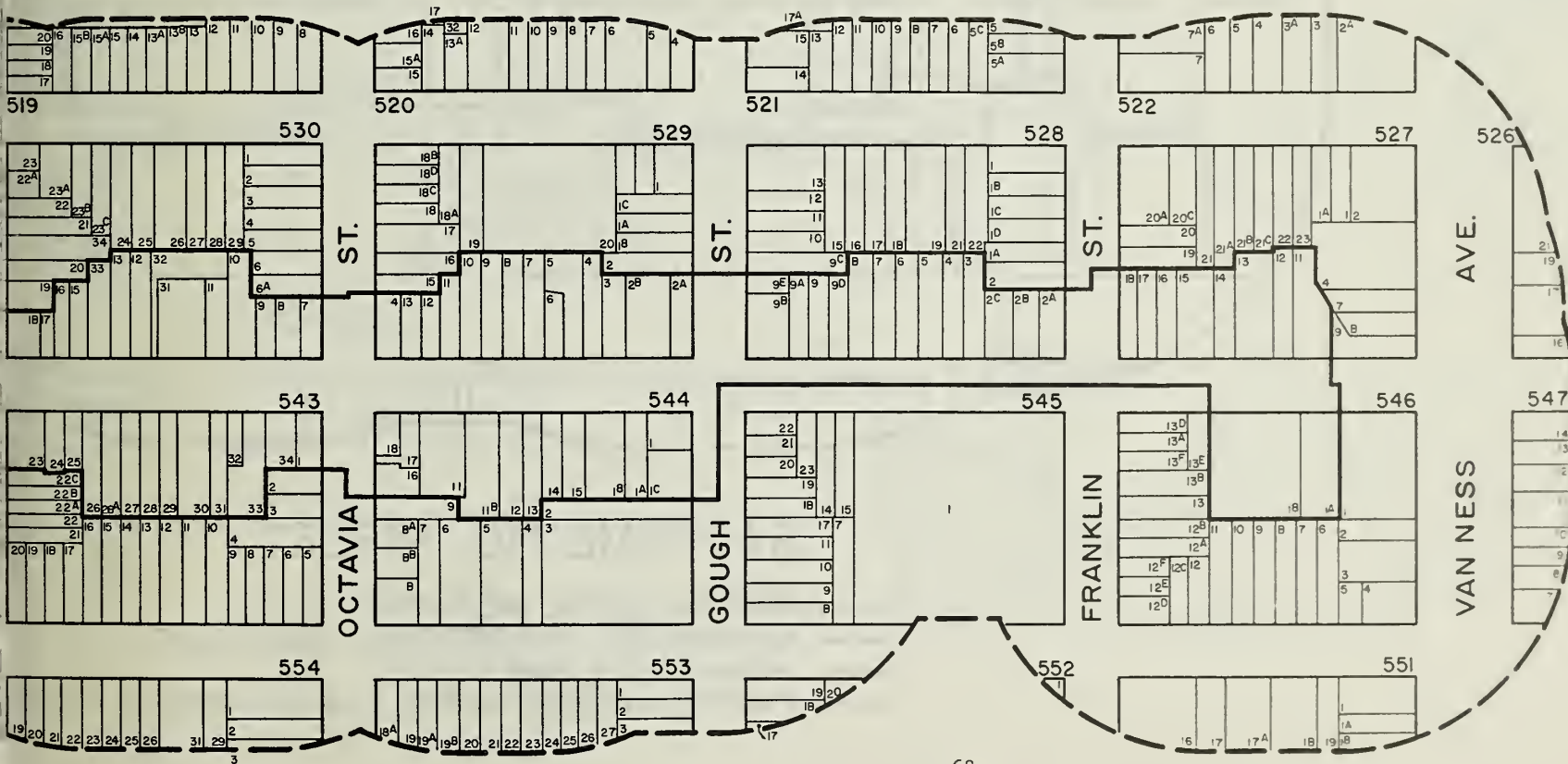
Total linear footage of commercially zoned (C-1, C-2, RC) frontage in subject district. All lot frontages on main commercial and side or cross streets which abut the street or sidewalk are included. The figures are presented to indicate the relative sizes of each district.

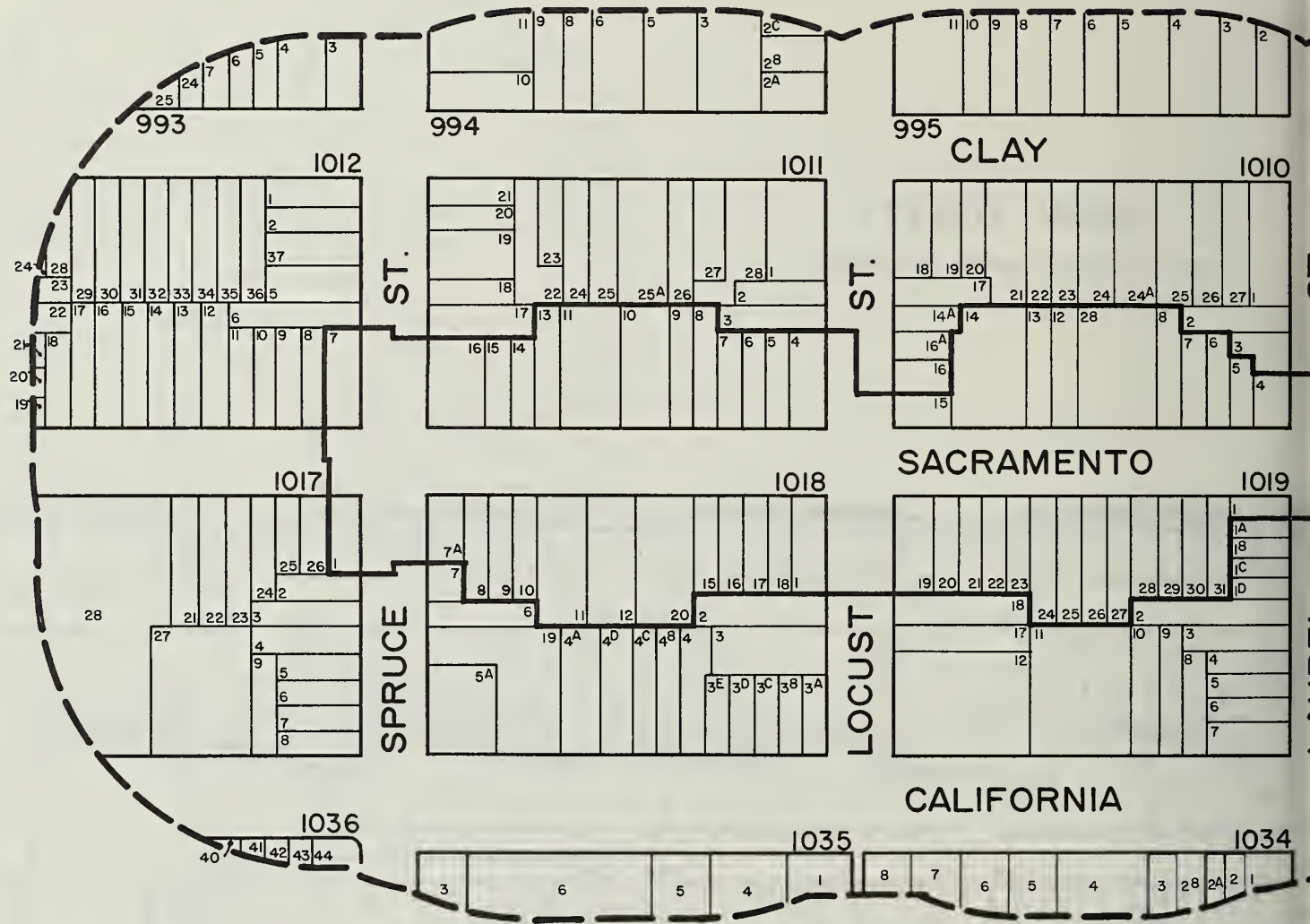
MAPS



UNION STREET

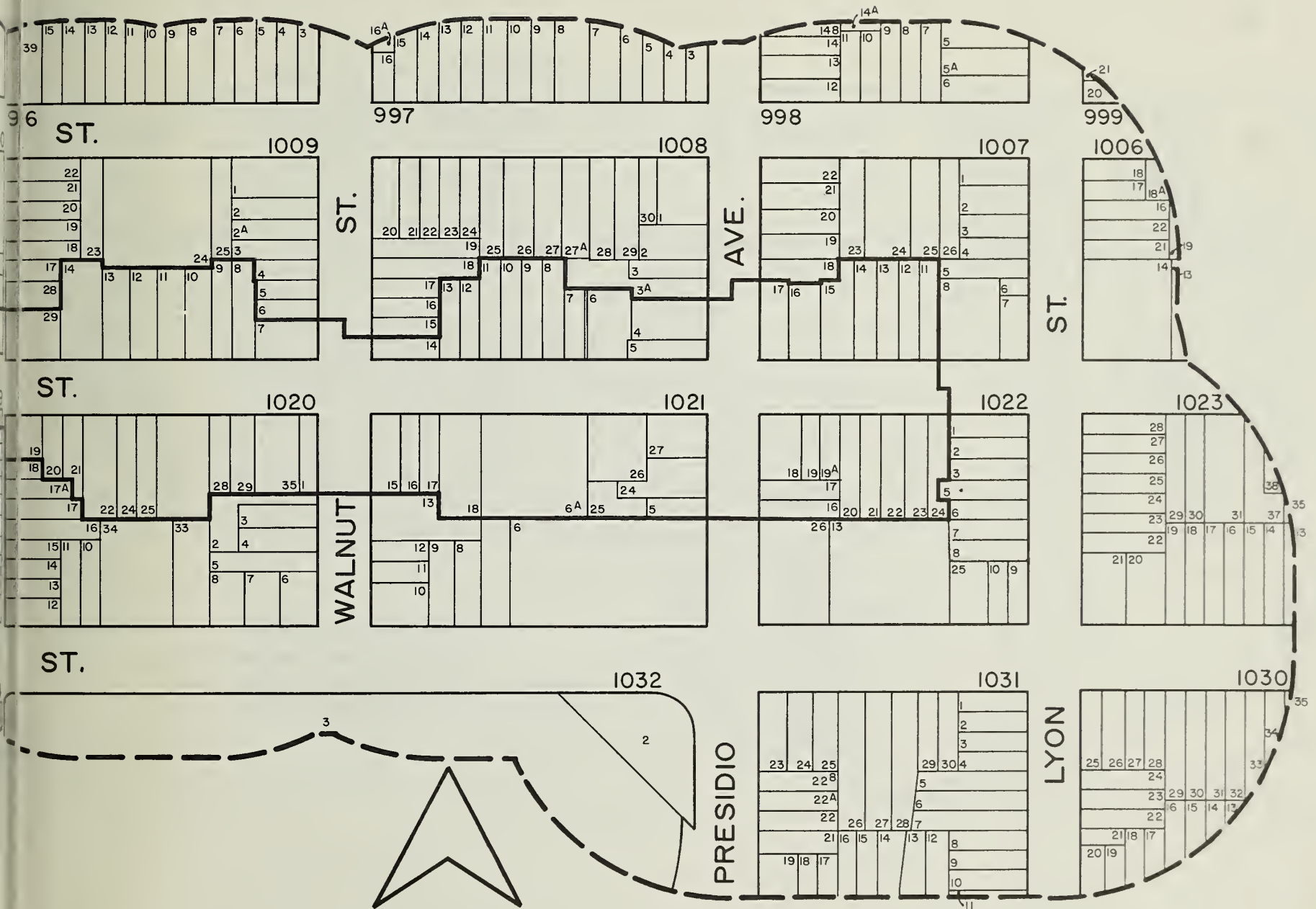
- PROPOSED SPECIAL USE DISTRICT
- EXISTING C-2





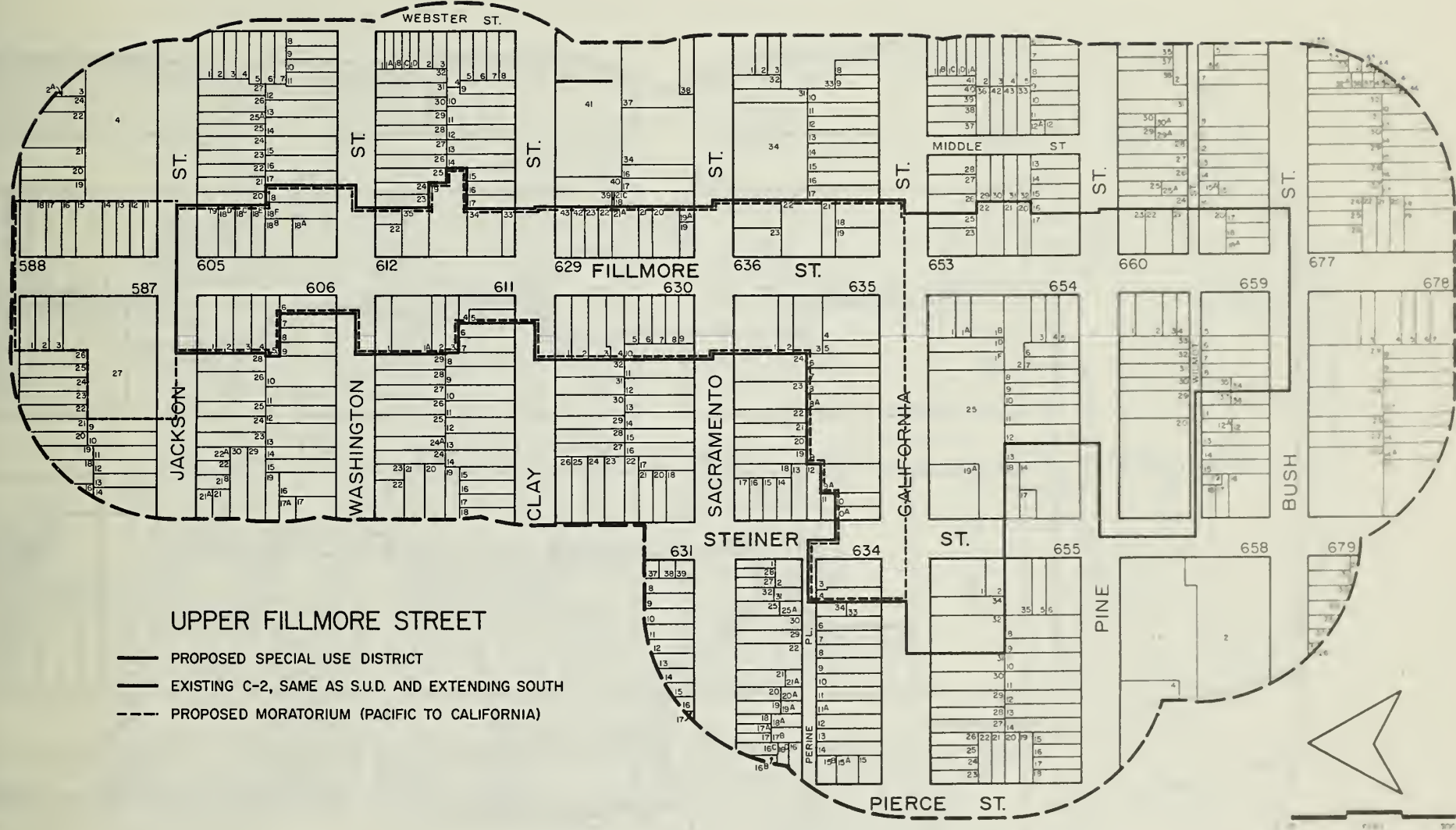
SACRAMENTO STREET

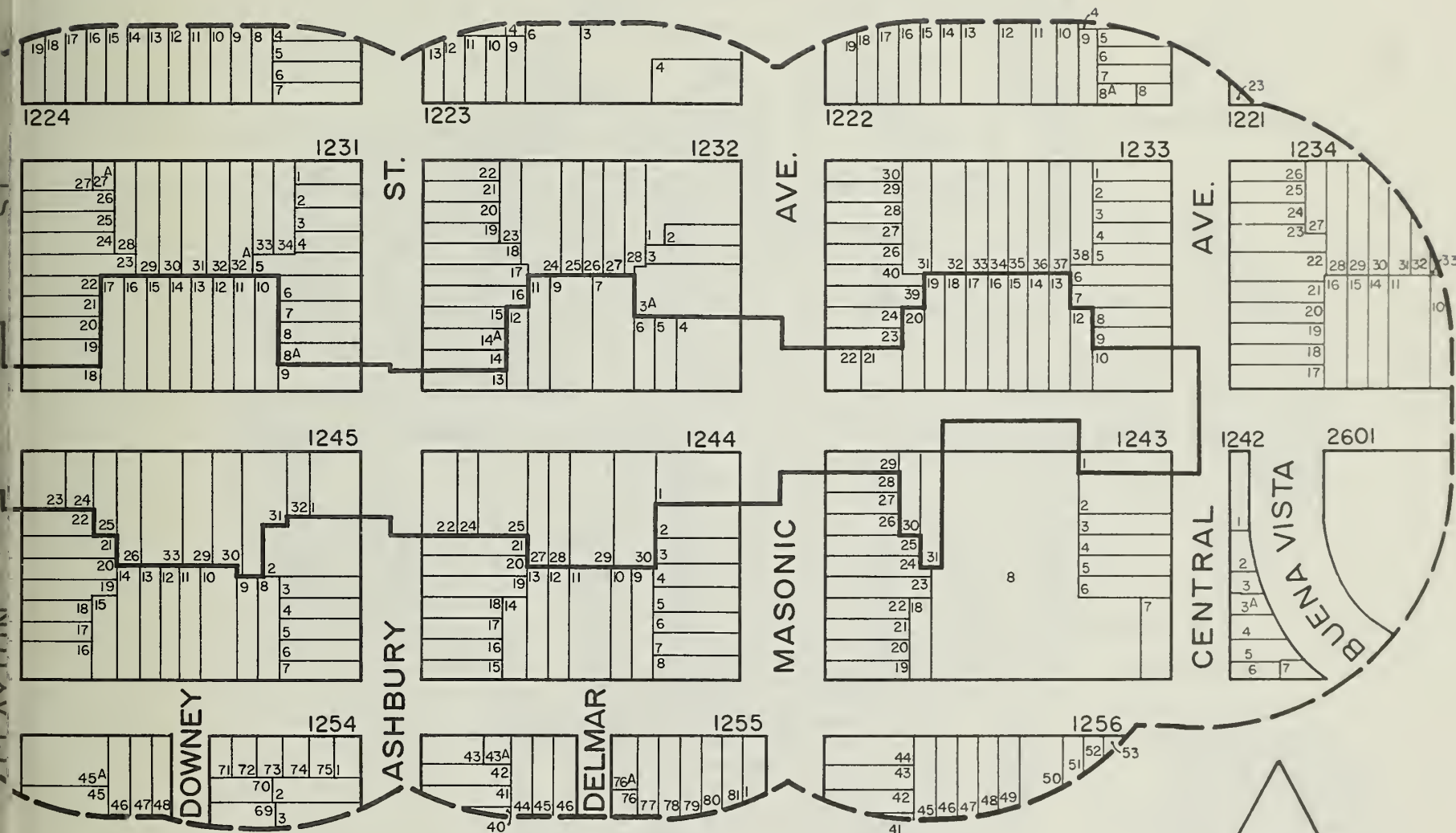
- PROPOSED SPECIAL USE DISTRICT
- NEIGHBORHOOD PROPOSED S.U.D., SAME AS S.U.D.
- PROPOSED RC-I, SAME AS S.U.D.
- EXISTING C-2, SAME AS S.U.D. PLUS BLK 1019 LOTS 11 & 12



0 FEET 300

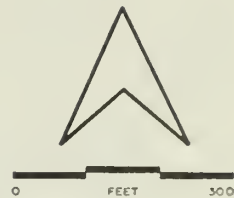


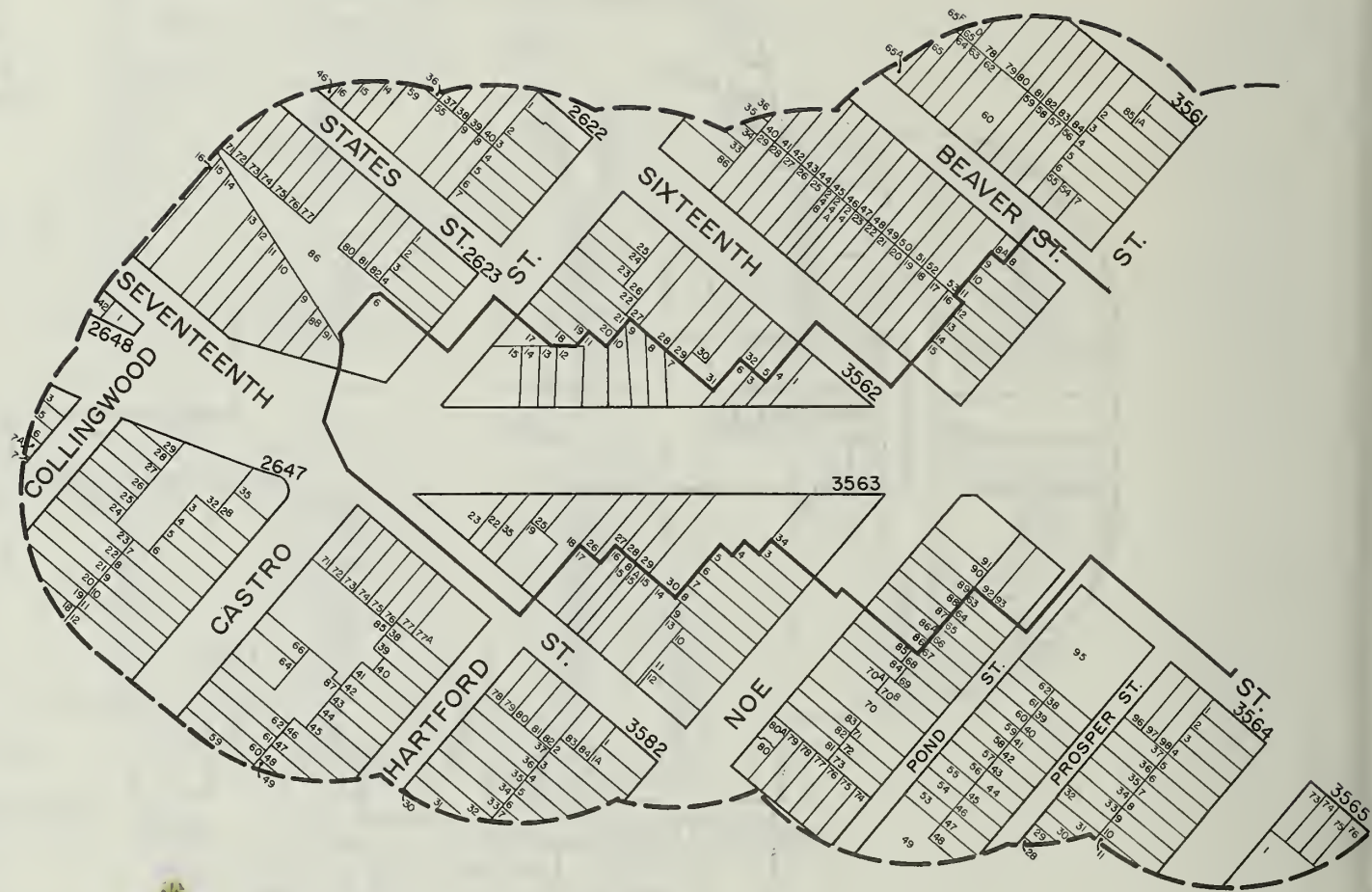




0 FEET 300

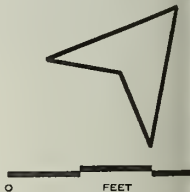


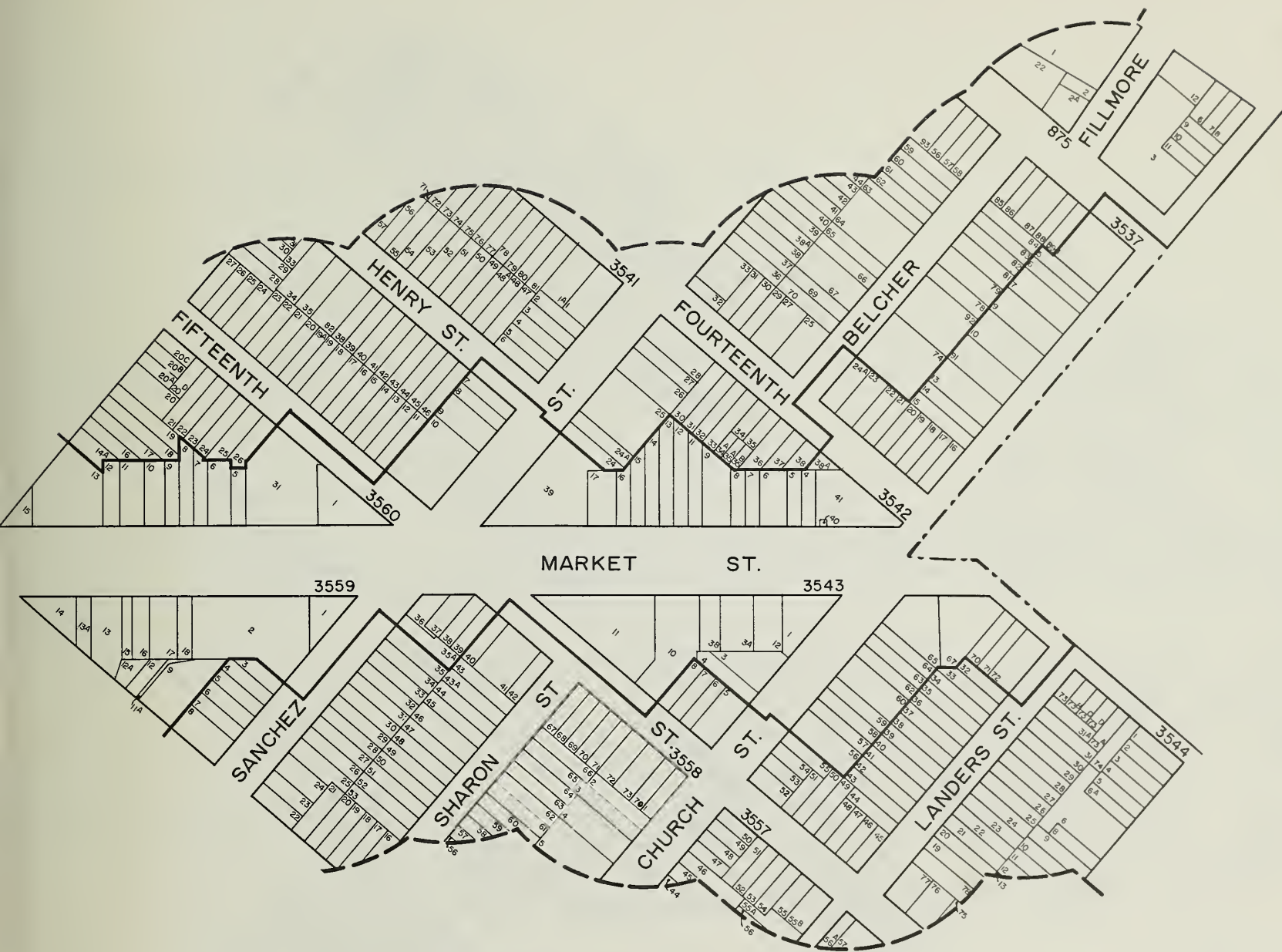


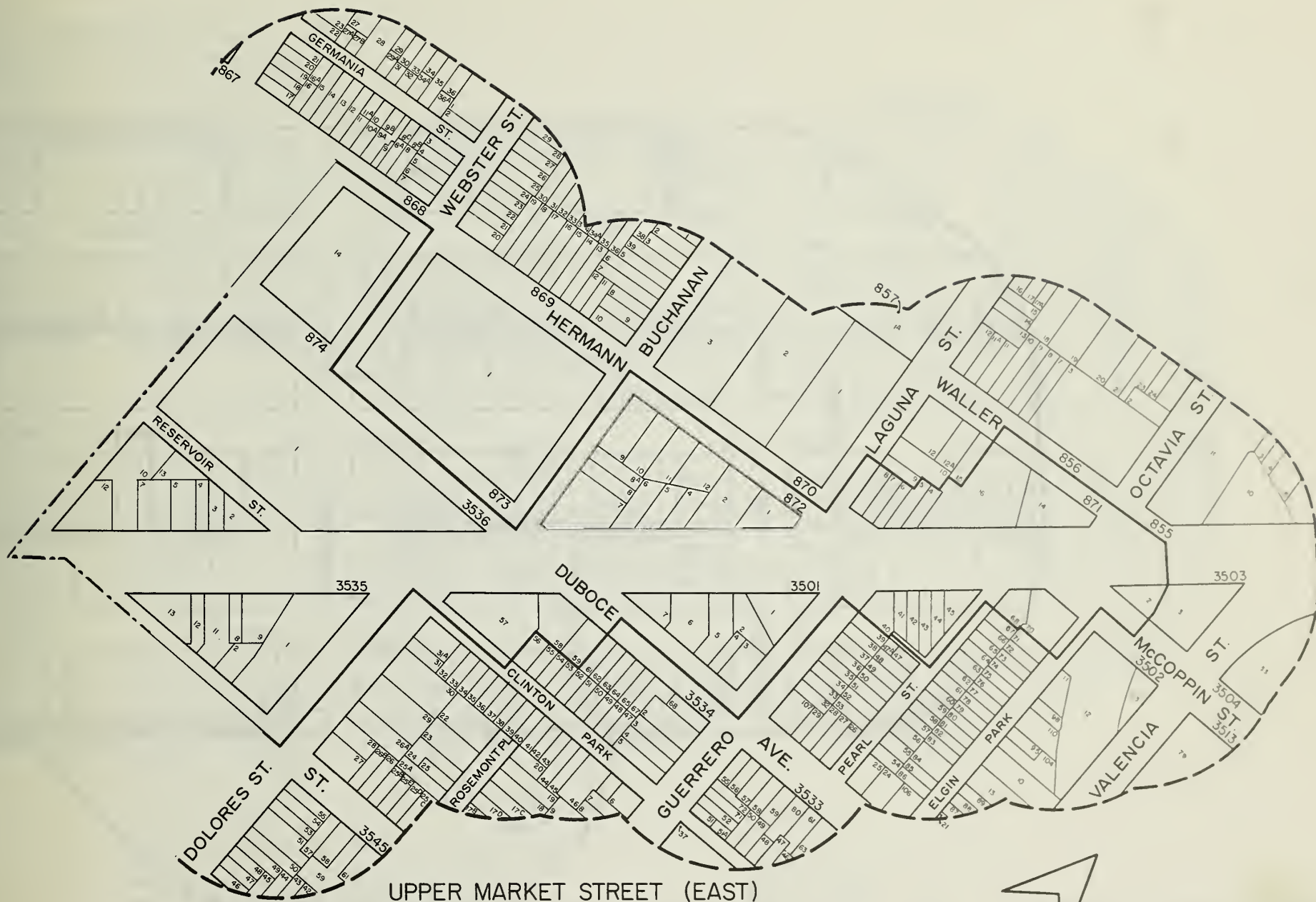


UPPER MARKET STREET (WEST)

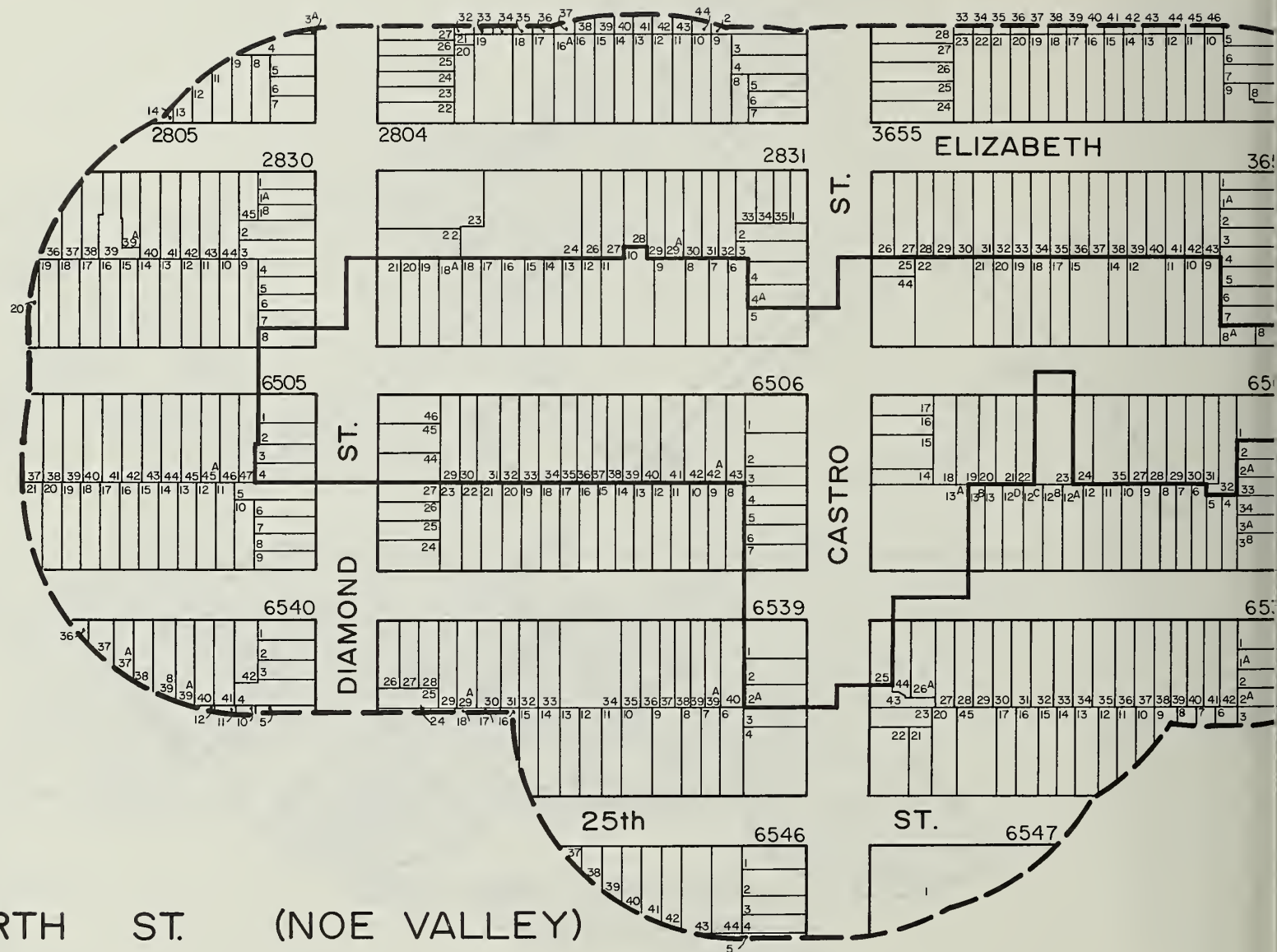
- PROPOSED SPECIAL USE DISTRICT
- - - EXISTING C-2
- ... PROPOSED RC-2

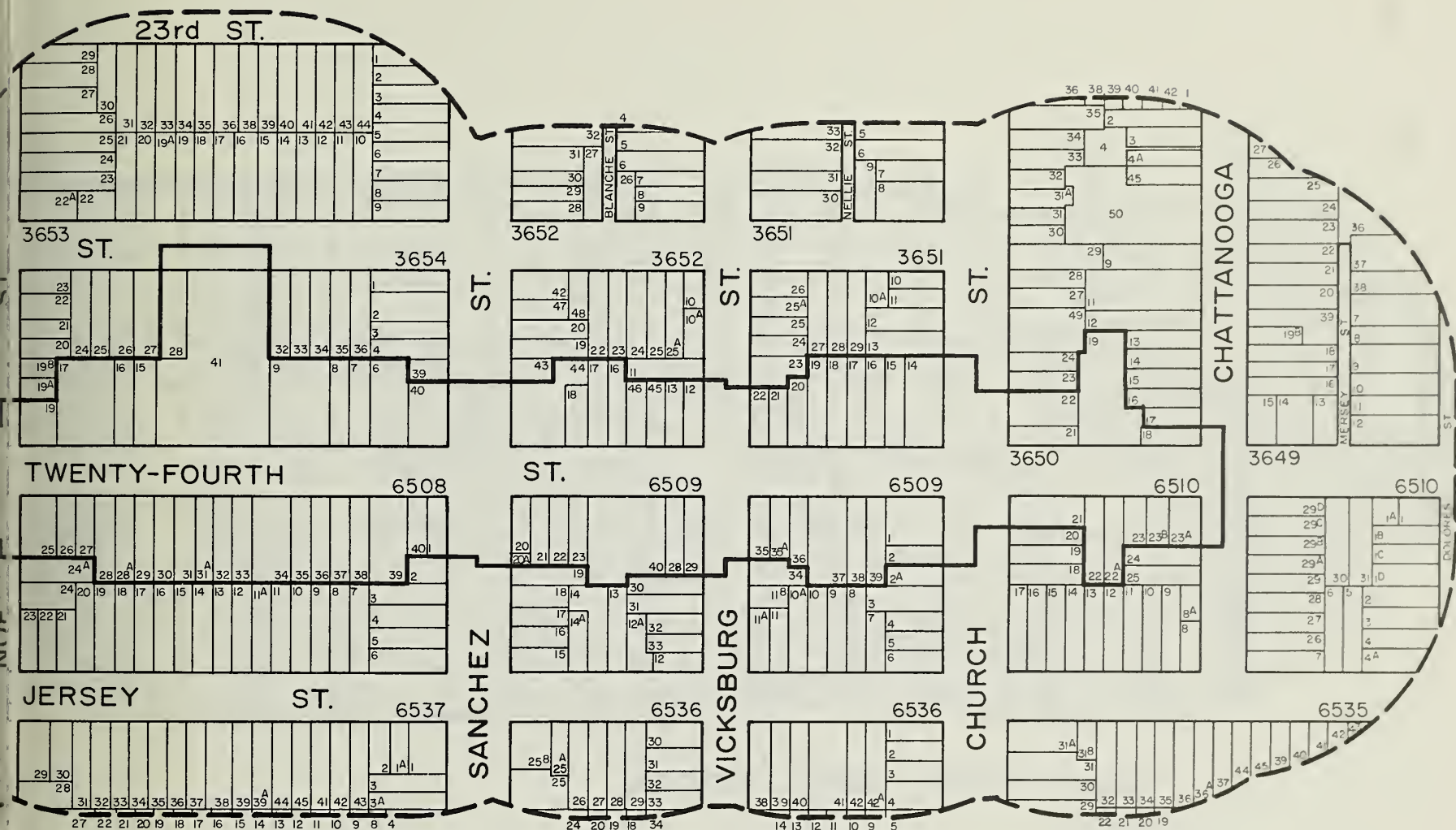




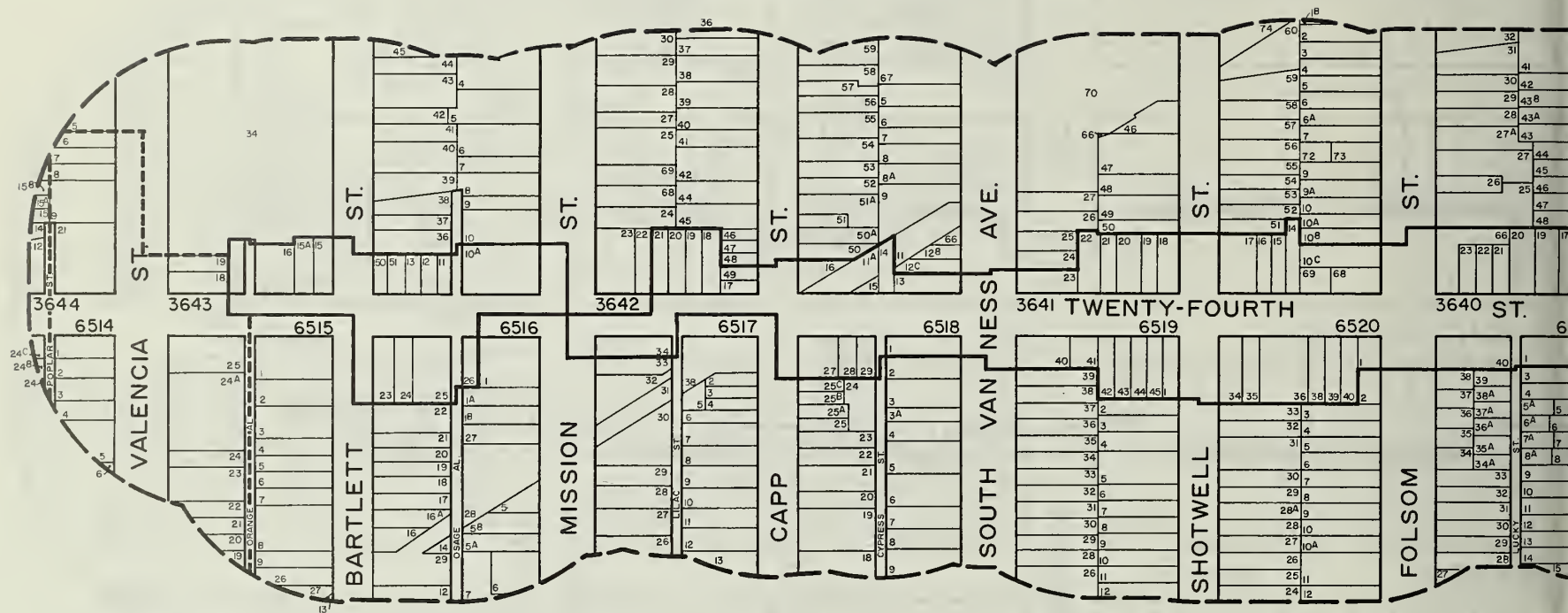


TWENTY-FOURTH ST. (NOE VALLEY)



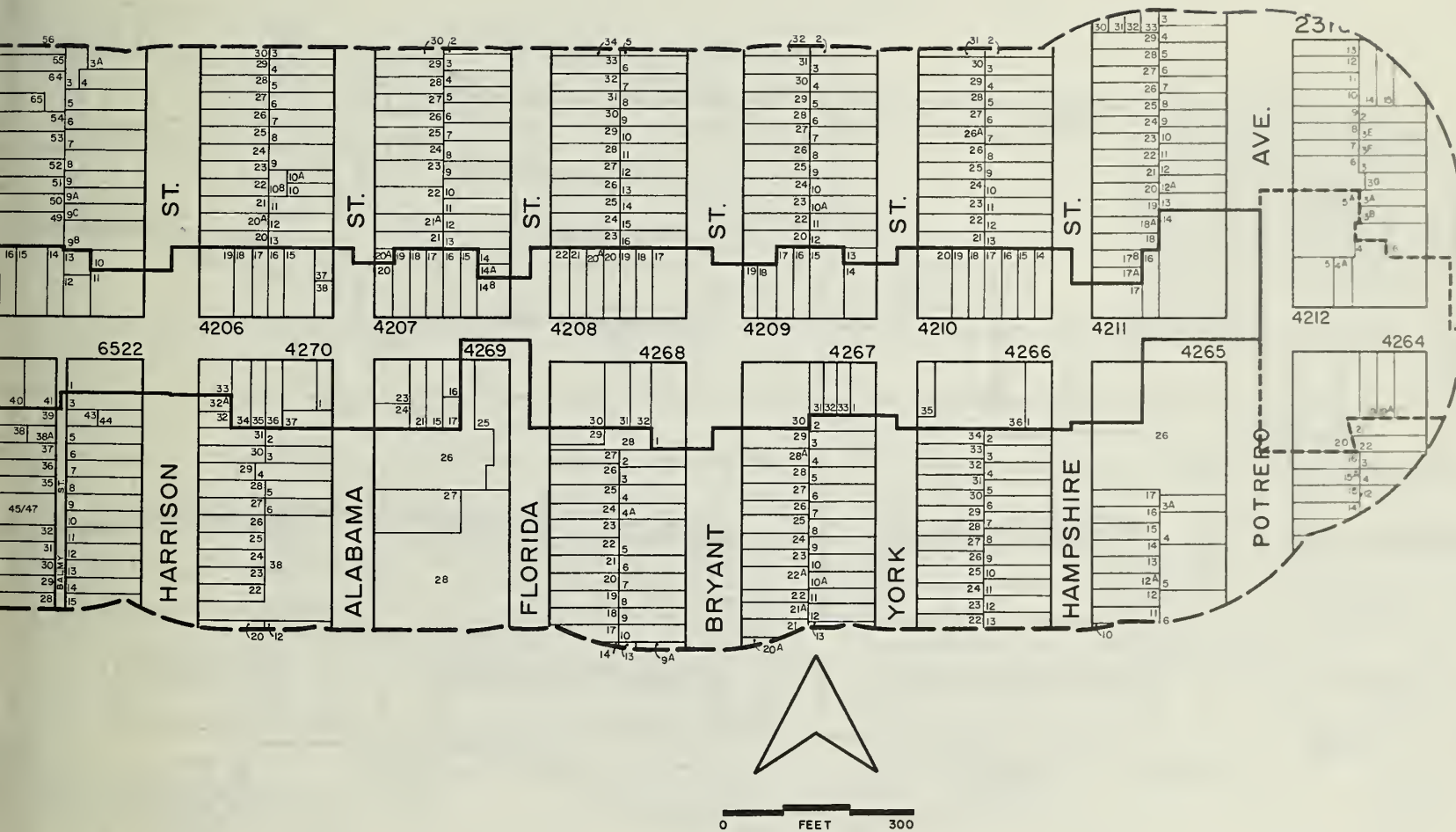


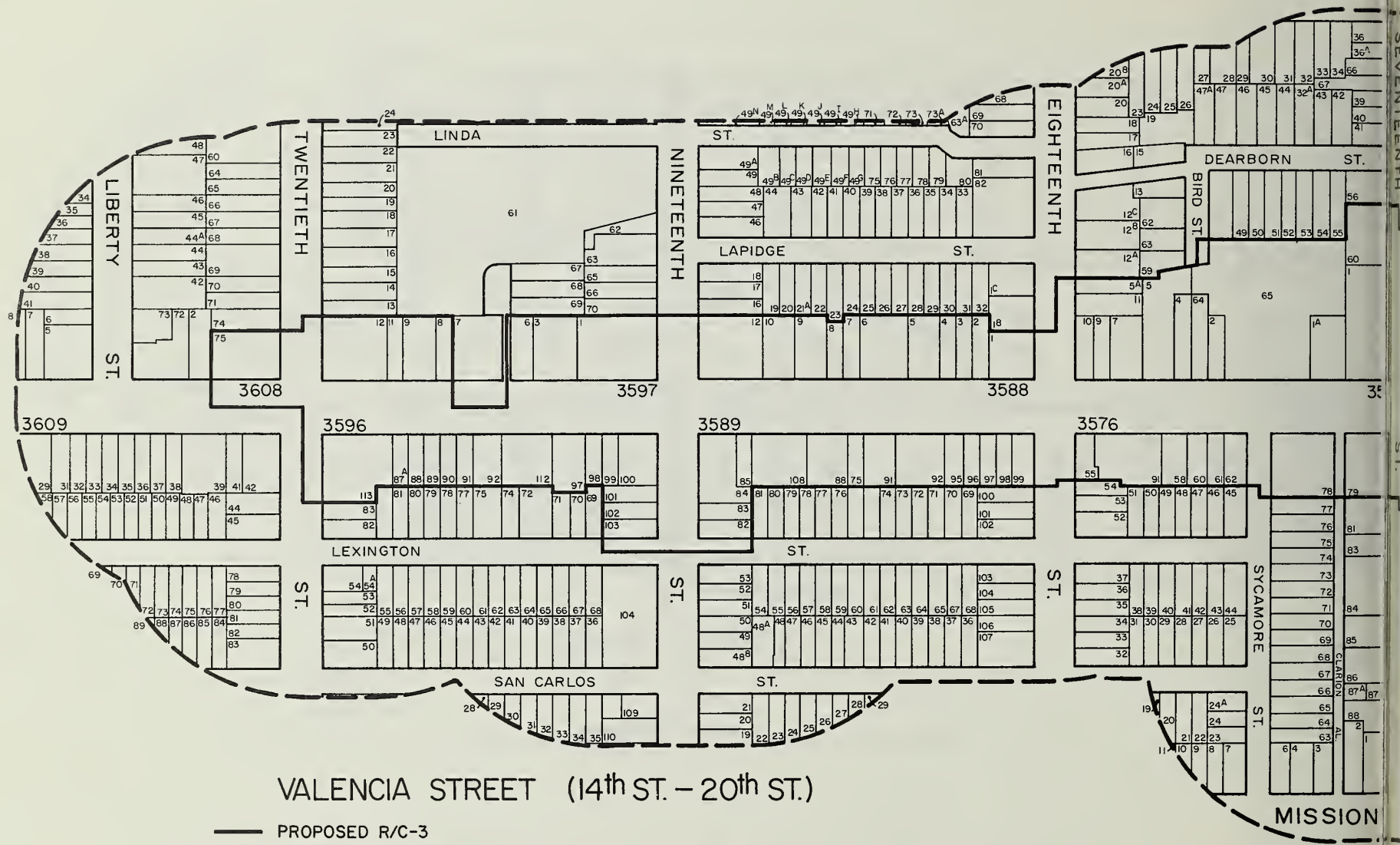
- PROPOSED SPECIAL USE DISTRICT
- EXISTING RC-I, SAME AS S.U.D.
- PROPOSED MORATORIUM, SAME AS S.U.D.



TWENTY-FOURTH STREET (MISSION)

- PROPOSED S.U.D.
- PROPOSED RC-1
- - - EXISTING C-2, SAME AS S.U.D. PLUS EXTENSIONS BEYOND VALENCIA AND POTRERO STS.

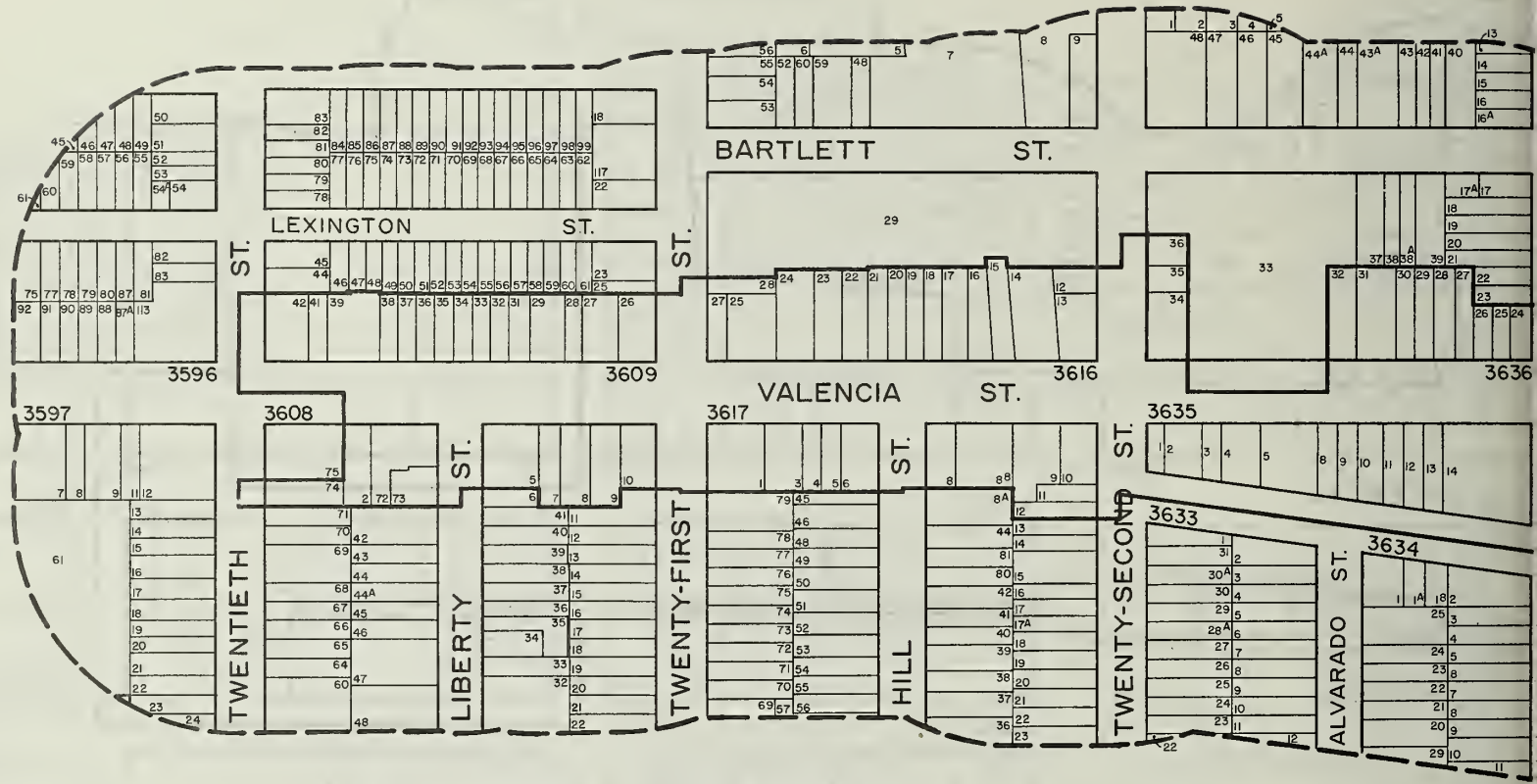




VALENCIA STREET (14th ST. - 20th ST.)

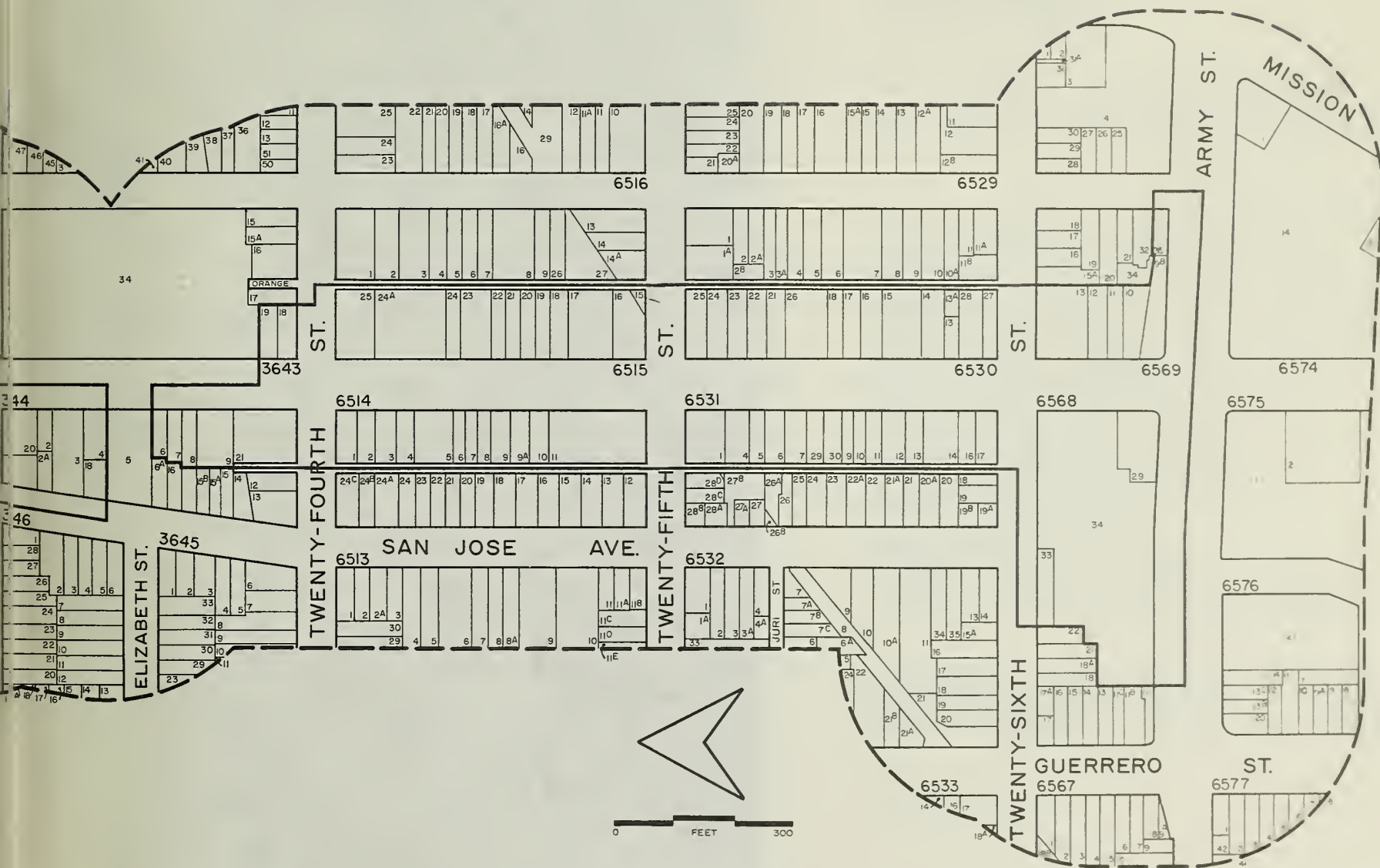
— PROPOSED R/C-3

— EXISTING C-M, SAME AS ABOVE PLUS AT 17th ST. C-M EXTENDS EASTWARD
AND AT 14th ST. C-M EXTENDS NORTHWARD AND EASTWARD



VALENCIA STREET (20th TO ARMY)

- PROPOSED R/C-1
- EXISTING C-2, SAME AS PROPOSED R/C-1 PLUS AT ARMY ST. C-2 EXTENDS SOUTH AND EAST





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